

Middleton Tavern
AA-1817
2-6 Market Space
Annapolis, Anne Arundel County, Maryland
ca. 1754
Private

Easement

Middleton Tavern at 2-6 Market Space was constructed circa 1754 as a tavern and boarding house on the Ship Carpenters Lot, which was set aside by Governor Francis Nicholson about 1696 for "use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province." Originally known as "Inn for Seafaring Men," the tavern's prominent place within the social and fraternal circles of colonial Annapolis was often published in the *Maryland Gazette* during the fifty-year tenure of the Middleton family. Operation of the tavern during much of the American Revolution was under the direction of George Mann, who provided lodging for such prestigious men as George Washington and Thomas Jefferson. In 1793, the property was purchased by John Randall, who may possibly have been operating the tavern since 1786. An apprentice to renowned architect William Buckland, Randall oversaw renovations to the building for use as his store and dwelling. Frederick Marx, a member of the United States Veterans Volunteers during the Civil War, owned the building in the mid-1860s. During this period, the building functioned as the Marx Hotel, a use it also maintained during the ownership of Baltimore-based brewer George Rost. By the mid-1870s, under owner Thomas Tydings, it was renovated to provide two commercial spaces on the first floor and living space above, with tenements along Randall Street. By 1939, the building was once again renovated, this time serving as the Mandris Restaurant. Thirty years later, in 1968, Joseph Jerome "Jerry" Hardesty and Bernard Oliver "Bo" Hardesty, Jr. leased the building from Cleo and Mary Apostol, opening Middleton Tavern. Severely damaged by two fires in the early 1970s, the building has been restored to its mid-eighteenth-century appearance on the exterior, while maintaining its original use on the interior as a tavern named in honor of its original owner, Horatio Samuel Middleton. The historical and architectural significance of this property, owned by members of the Mandris/Apostol family since 1938, has been preserved through a deed of easement with an architectural covenant held by the State of Maryland since 1971.

The main block of the building, which is augmented by a two-bay wide rowhouse at 50 Randall Street and rear addition, stands two-and-a-half stories in height on a solid uncut stone foundation. Now painted, the structure is constructed of brick laid in English bond on the façade and Flemish bond on the side elevations. The rear elevation above the one-story addition has been parged and painted. The rectangular building has two exterior-end brick chimneys rising from the side elevations; the stacks of the chimneys, since restored, were cut at the roofline following a destructive hurricane in 1938. The side gable roof, reconstructed following the first fire in 1970, is covered with asphalt shingles and framed by a boxed wood cornice that complements the corbeled brick cornice. The outermost bays of the façade fronting Market Space are embellished with Tuscan brick pilasters. A wood-frame porch with awning was added to the first story of the façade to allow for outdoor dining.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Easement

Inventory No. AA-1817

1. Name of Property (indicate preferred name)

historic Middleton Tavern (preferred); John Randall House; Marx Hotel; (Revised and Updated)

other

2. Location

street and number 2-6 Market Space not for publication

city, town Annapolis vicinity

county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Apostol Associates LLC

street and number 925 French Street, N.W. telephone

city, town Washington state DC zip code 20001

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 15027 folio 502

city, town Annapolis tax map 52A tax parcel 1018 tax ID number 00164300

5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☒ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☒ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Contributing Resource in National Historic Landmark District

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	
<input type="checkbox"/> object		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			1
			0
			Total
			Number of Contributing Resources previously listed in the Inventory
			1

7. Description

Inventory No. AA-1817

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary Description

The Federal-style building at 2-6 Market Space was constructed circa 1754 for Horatio Samuel Middleton as a tavern and boarding house. By the late eighteenth century, the building had been rehabilitated to serve as a dwelling and store by owner John Randall, who was an apprentice to renowned architect William Buckland. In the nineteenth century, the former tavern was used as a hotel and later renovated to include commercial space on the first story. By 1939, the building was renovated once again to serve as a restaurant. Severely damaged by two fires in the early 1970s, the building has been restored to its mid-eighteenth-century appearance on the exterior, while maintaining its original use on the interior as a tavern/restaurant. A deed of easement with an architectural covenant had been held by the State of Maryland since 1971. The main block of the building, which is augmented by a two-bay wide rowhouse at 50 Randall Street and rear addition, stands two-and-a-half stories in height on a solid uncut stone foundation. Now painted, the structure is constructed of brick laid in English bond on the façade and Flemish bond on the side elevations. The rear elevation above the one-story addition has been parged and painted. The rectangular building has two exterior-end brick chimneys rising from the side elevations; the stacks of the chimneys, since restored, were cut at the roofline following a destructive hurricane in 1938. The side gable roof, reconstructed following the first fire in 1970, is covered with asphalt shingles and framed by a boxed wood cornice that complements the corbeled brick cornice. The outermost bays of the façade fronting Market Space are embellished with Tuscan brick pilasters. A wood-frame porch with awning was added to the first story of the façade to allow for outdoor dining.

Site Description

Middleton Tavern at 2-6 Market Space is located on the northeast corner of Market Space and Randall Street. The building is oriented to the southwest, facing the Market House (AA-590). The outdoor dining structure that reads as a porch extends from the façade onto the public sidewalk. This brick-paved sidewalk wraps around the corner of the lot and extends along Randall Street. The northwest elevation of the building fronts an open drive associated with 8 Market Space (AA-591). The drive has concrete paving and is secured by tall wood gates with metal (black) hardware. Mechanical equipment and trash receptacles necessary to the function of both buildings as restaurants are hidden behind the gates on the drive, which therefore is no longer accessible by vehicles. The northeast elevation abuts the southwestern end unit (50 Randall Street, AA-1628) of the rowhouses fronting Randall Street. The rowhouses were constructed on property that was historically part of the lot on which Middleton's Tavern now stands. The southwestern end unit at 50 Randall Street has been conveyed as part of the property since its construction in the second half of the nineteenth century. No longer functioning as a dwelling, the rowhouse was altered on the interior in the latter part of the twentieth century to serve as the bar (tap room) for the restaurant at 2-6 Market Space. A one-story addition that houses the kitchen is located on the inside corner created at the intersection of the northeast rear elevation of the main block and the northwest rear elevation of the rowhouse. A vehicular drive extends from Prince George Street southwestward to the rear of the property, thus allowing for deliveries.

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Detailed Description

2-6 Market Space

The two-and-a-half-story building at 2-6 Market Space is set on a solid uncut stone foundation that is exposed on the side elevations. The projecting water table extending along the façade is composed of twenty courses of brick laid in English bond with a beveled brick cap. The structure's façade is brick laid in English bond; the side elevations are Flemish bond. The rear brick elevation has been parged. The building, including foundation and all exterior walls, has been painted. Three courses of brick headers create a string course along the façade. The main block extends seven bays along Market Space and three bays on Randall Street. The side gable roof, covered in asphalt shingles, is pierced on its southwestern slope by three equally spaced front gable dormers. The dormers hold 3/3, double-hung, wood-sash windows with torus-molded wood surrounds and narrow wood sills. The cheeks of the dormers are covered in beaded weatherboard set at a ninety-degree angle. This same treatment, laid horizontally, clads the enclosed tympanums. The gable roofs are covered in asphalt shingles with ogee-molded raking cornices. The roof of the building is similarly finished with plain raking boards in the upper gable ends and a boxed wood cornice with ogee bed molding on the narrow frieze and overhanging ogee profile. The boxed cornice is supported by a corbeled brick cornice. Tuscan pilasters visually support the cornices. Set at either end of the façade, the pilasters have plinths created by eighteen courses of English-bond brick with molded external return bricks acting as the cap, which is set slightly below that of the building's beveled water table cap. The pilasters project five inches from the plane of the wall. They are twenty-four inches wide at the base and twenty-two inches wide at the shaft. The capitals of the pilasters are composed of wood with ogee, fillet, and scotia moldings. Architectural historians Marcia Miller and Orland Ridout V explain in *Architecture in Annapolis* the "the pilasters may be compared to similar features at the Hammond-Harwood House (garden façade, 1774 [AA-626]) and Cedar Park (period II, east elevation [AA-141])."¹

The gable ends of the main block are marked at the center by large exterior-end brick chimneys laid in Flemish bond. The single shoulder of the chimney on the southeast elevation is set at a sixty-degree angle and covered with brick coping. The single shoulder of the corresponding chimney on the northwest elevation creates more of an eighty-degree angle with corbeled bricks. The southeast elevation also has a large exterior-end brick chimney located in the eastern end bay. The chimney tapers inward with corbeled bricks at the midpoint of the second story. A square brick chimney is located on the exterior of the northern end bay of the northwest elevation. The upper portions of all four chimney stacks were removed above the roofline following damage incurred by a hurricane in 1938. The stacks were reconstructed in stretcher-bond brick and crowned with corbeled caps in the second quarter of the twentieth century.

¹ Marcia M. Miller and Orlando Ridout V, editors. *Architecture in Annapolis: A Field Guide*, (Crownsville, Maryland: Maryland Historical Trust, 1998), 105-106.

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Reconstructed in 1998 to replace a previous enclosure that had deteriorated, the outdoor dining structure reads as a one-story porch. It extends the width of the façade, abutting the pilasters. The structure has a raised plywood floor with vertically placed boards (2" by 4") that act as the enclosed balustrade. Metal posts support the canvas awning the shelters the enclosure. An opening at the center leads patrons to the main entry of the building.

The façade is symmetrically fenestrated as a result of its renovation in 1970 following the first fire. The openings are unequally spaced, however. Seven bays wide, the façade has a central entry opening that holds a six-paneled wood replacement door with stainless steel hardware. The door is crowned by an exceptionally tall blind transom topped by a rowlock brick semicircular arch. It is ornamented by six-inch wide pilaster casings with interior torus molding and fillet-molded back banding. A concrete starter step with circle ends provides access to the centrally placed entry. The entry is framed on both sides by three openings – elongated windows that flank a single-leaf entry. The alternating window openings have 12/12, double-hung, wood sash set in segmentally arches composed of soldier bricks. Each window has a three-inch wood sill that projects slightly with a bolection- and cavetto-molded apron. The six-inch wide wood surrounds, which have mitered joints, have interior torus molding and fillet-molded back band. The entry openings hold six-paneled wood doors that are no longer operable (they are covered on the interior). The openings mark the entries into the commercial stores that once occupied the first story of the building. They lack an ornamental jack arch but do have narrow molded surrounds of wood with mitered joints. A bronze plaque has been affixed to the façade, to the northwest of the main entry. It reads:

HISTORIC TAVERN
Commemorating the Role of Taverns in the
Political and Social Life in Our County
MIDDLETON TAVERN
Established 1750
Tavern Month, May 1970
Cited by
The Carling Brewing Company and
Maryland Licensed Beverage Association

A wooden signboard has been affixed to the facade of the building between the string course and second-story windows. The sign reads, "MIDDLETON TAVERN est. 1750." The second story of the façade overlooking Market Space has seven double-hung window openings with 9/6 wood sash. The windows have narrow torus-molded sills and six-inch wide wood surrounds with an interior torus molding and fillet-molded back banding. The jack arches abut the frieze of the building's wood cornice.

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The southeast elevation fronting Randall Street is asymmetrically fenestrated. The first story, within the southern and center bays flanking the chimney, has elongated 12/12, double-hung, wood-sash windows. Symmetrically placed above on the second story are double-hung windows with 9/6 wood sash. The segmental arches of the window openings on this elevation are composed of soldier bricks. Each window has a three-inch wood bolection-molded sill that projects slightly above a cavetto-molded apron. The six-inch wide wood surrounds, which have mitered joints, have interior torus molding and fillet-molded back band. Jack-arched double-hung windows flank the exterior-end chimney in the eastern end bay. These openings, presumably added as evidenced by the jack arch and back banding on the pilaster casing, hold 9/6, double-hung, wood-sash windows with three-inch wide wood surrounds that are finished with interior torus molding. The projecting wood sills of these two openings are four inches wide with a square profile. The upper gable end of the main block is pierced by two small square openings. Altered by the reconstruction of the roof in 1970, the window to the south of the chimney holds a six-light sash (either fixed or casement). The jack-arched opening lacks a sill but has three-inch square-edged surrounds. The opening to the east on the chimney has a 2/2, double-hung, wood-sash window with interior torus molding and fillet-molded back band on the surrounds. It has a narrow wood sill with a bolection profile.

The first story of the northwest elevation, which fronts the alley between 2-6 and 8 Market Space, is obscured by mechanical equipment, thus no fenestration was noted. The interior survey did reveal segmental arch above the overmantel of the mantel. A shed-roofed addition has been constructed in the western end bay, possibly covering an opening. The second story has two window openings, one on each side of the chimney. The openings have 9/6, double-hung, wood-sash windows with three-inch wood bolection-molded sill that projects slightly above a cavetto-molded apron. The six-inch wide wood surrounds, which have mitered joints, have interior torus molding and fillet-molded back band. An air conditioner has been inserted in the window located in the western bay. The openings have jack arches with no distinguishing bonding. The upper gable end has two square openings; the northern opening is not fully visible and therefore neither the sash nor surround could be documented. The western opening has a 2/2, double-hung, wood-sash window with interior torus molding and fillet-molded back band on the surrounds. It has a narrow wood sill with a bolection profile.

The northeast elevation is covered on the first story by the one-story kitchen addition and rowhouse at 50 Randall Street. The partially exposed second story has no openings and has been parged and painted. The overhanging eave has a molded architrave, narrow plain frieze, and narrow ogee-molded cornice.

50 Randall Street

The two-story brick building at 50 Randall Street was constructed in the third quarter of the nineteenth century as the end unit of a row of houses. Initially used as rental property by the owners, the building has conveyed as

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part of 2-6 Market Space since its construction. The two buildings were joined on the interior in the late 1970s, when the former dwelling at 50 Randall Street was rehabilitated to serve as the restaurant's bar (tap room).

The building is set on a solid masonry foundation that is not visible. It is constructed of six-course American-bond brick that is pressed on the façade along Randall Street. The building has been painted to show its association with 2-6 Market Space. Although delineated by paint and a metal downspout from the gutter, there is no seam or in-board noting the separation of 42 and 50 Randall Street. The two-bay wide façade has a wide entry opening in the southern end bay. It holds a single-leaf door composed of four panels; the recessed wood panels have been replaced with fixed lights. The door has brass hardware and is sheltered by a large awning that obscures the two-light transom. The narrow wood sill is two inches wide, supporting one-inch surrounds with a bolection profile. The wide wood lintel reads, "50 Randall Street." The eastern end bay has a single window opening with a 2/2, double-hung, wood-sash window. The opening, slightly larger than a standard-sized window, has a four-inch wide wood sill with a square edge, one-inch torus-molded surround with interior bead, and hardware for operable shutters. A menu board has been affixed to the façade, to the south of the entry opening.

The second story of 50 Randall Street has two elongated window openings that are symmetrically placed over those of the first story. The openings have 2/2, double-hung, wood-sash windows with narrow surrounds created by one-inch wide torus molding and four-inch wide wood sills. Hardware for operable shutters is present. Narrow wood lintels abut the architrave above. The opening in the western end bay aligns with the east corner of the brick structure at 2-6 Market Space. The façade is crowned by an ornate Italianate-style entablature, which is a continuous feature adorning the attached four rowhouses fronting Randall Street. The number of modillions at 50 Randall Street, however, is less than those on the other buildings. The minor changes to the entablature may have been intended to show the building's relationship with 2-6 Market Space rather than rowhouses now designated at 42-44 and 46-48 Randall Street (AA-1625/AA-1627). Abutting the cornice of 2-6 Market Space, the entablature has a bolection-molded architrave with wide plain frieze and ogee bed molding. The overhanging boxed cornice of wood has an ogee profile visually supported by modillions with pendant drops and scrolled brackets with pendant drops and acanthus. The entablature hides the flat roof of the building.

The northwest elevation is altered by the addition of the one-story kitchen. The addition is constructed of concrete blocks and has a flat roof of built-up composite material. No fenestration was noted. The second story of 50 Randall Street has been reconstructed with concrete blocks. The very deep overhang of the roof, with plain soffit and metal gutter, shelters the flush metal doors set at either end of the elevation. The single-leaf entries have square-edged metal surrounds. A metal stair at the rear of 48 Randall Street provides access to the second story of 50 Randall Street and 2-6 Market Space. The stair leads to a metal walkway with round rail.

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Interior Description

The interiors of 2-6 Market Space and 50 Randall Street reflect their present use as Middleton Tavern. Altered numerous times on the interior for the multiple uses it provided since 1754, the building at 2-6 Market Space was returned to its original use as a restaurant by 1939. In 1968, possibly with 50 Randall Street, the building began its current tenure as Middleton Tavern. In 1970 and again in 1973, the interior was destroyed by fires that required major renovation.

The first floor of 2-6 Market Space provides an entry vestibule with enclosed stair to the second floor and two dining rooms separated by the hostess area. The first floor of 50 Market Space, the second floor of which has been largely removed, serves as the restaurant's bar or tap room. It is a single room, open on the southwest side to 2-6 Market Space. Both buildings have access to the one-story kitchen addition. The first floor provides seating for eighty patrons, excluding the tap room.

The entry vestibule has thirteen-inch square ceramic tiles and board-and-batten wainscoting. The field of the northeast wall is covered in textured paneling that mimics stretcher-bond bricks; the other walls have drywall. The ceiling is covered in drywall. Beveled glass fills the window opening in the northeast wall of the vestibule. The deeply recessed window opening is twenty-three inches wide and thirty-five inches high with four-and-a-half-inch surrounds. A flush swinging door on the southeast wall of the vestibule provides access to the first floor. It has a single fixed light and is set in a one-inch square-edged surround. The northwestern end of the vestibule has two risers and landing that lead to the primary quarter-turn stair. The risers have a three-inch torus-molded wall stringer and seven-and-a-half-inch chair rail (with no wainscoting). The chair rail has sunken panels with torus molding along the outer edges. A wide flush door with a fixed square light opens onto the primary stair at the landing. The main entry to the building on the southwest wall has reveals that are fourteen-inches wide due to the brick construction of the structure. The surrounds are four-and-a-half inches wide with a large torus interior bead and chamfered back band.

A waiting area has been created on the first story by the construction of a half wall (four feet high) to the east of the vestibule. The wall has turned posts that extend from the top to support the ceiling. It is covered in board-and-batten wainscoting. An alcove has been created under the carriage of the enclosed stair to the northeast of the vestibule door; it currently houses an ATM Machine. A hostess station with cabinets and shelves is located along the vestibule's northeast (outer) wall. Storage space frames the vestibule on the northwest side. Entry and egress to the kitchen is through two single-leaf swinging doors in the northeast wall of the northwest dining room. This is a non-original dividing wall of drywall. A plate rail or shelf was added at the top, with textured paneling that mimics stretcher-bond bricks above.

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The first floor of the restaurant has five-and-a-half-inch wood flooring framed by three-inch baseboards. The one-and-a-half-inch chair rail has a fillet profile augmented by cavetto molding. The deeply inset (seventeen inches deep) window openings have four-inch surrounds with torus-molded interior bead and fillet-molded back banding. The sills are four-and-a-half inches wide with torus-molded shelves and beaded aprons. The tops of the windows are obscured by the dropped acoustical tile ceiling, which is finished with track lighting and ceiling fans.

Chimney breasts project into both of the dining rooms in the main block. The reconstructed chimney in the southeast room is eighty-seven inches wide, constructed of five-course American-bond brick. The structure is oddly angled, measuring fifty-two inches deep on the southwest side and thirty-two inches deep on the northwest side. The hearth is covered with sixteen-inch by nineteen-inch ceramic tiles with a convex wood surround. The wood lintel over the brick face is four inches deep and thirteen inches high. The shelf above is two-and-a-half inches wide with fillet, ogee, and cavetto moldings. A second chimney breast marks the eastern end of the main block in the northwest room. Covered by wide horizontal panels of wood, the chimney is ornamented with a delicate Victorian-era mantel. The face is covered with marble tiles that aid in displaying the thin turned posts supporting the boxed lintel. It has molded surrounds and a plain face with slightly projecting torus-molded shelf. The chimney in the northwest room is set at the center of a partially exposed brick wall laid in seven-course American bond. No fireplace opening for the chimney was visible, but a segmental arch was noted above the overmantel. This suggest the mantel is set over a window opening that has been infilled and the chimney noted at the center of the elevation is located beyond the northeast dividing wall of the room (and is now in the space used as the kitchen). The Victorian-era mantel is approximately three feet high with an overmantel that is about four feet high. The projecting shelf, which has fillet and egg-and-dart moldings, is supported by Tuscan columns. The face of the mantel is plain, with a square-edged surround framing the brick infilled opening. The overmantel is composed of Tuscan columns supporting the molded shelf, which has ogee, astragal, fillet, and egg-and-dart moldings. Egg-and-dart and reeded moldings frame the mirror at the center. The bonnet is stepped like a parapet with roundels and egg-and-dart molding.

The bar or tap room at 50 Randall Street is open to the second floor, exposing the roof structure at the southeastern end. The ceiling over the bar at the northwestern end has dropped acoustical tiles divided by false wood beams in a grid pattern. The building is reached through three semicircular arched openings in the northeast party wall between 2-6 Market Space and 50 Randall Street. The openings have recessed paneled with ten-and-a-half-inch baseboards topped by an ogee cap. The paneling has a seven-inch wide cap with ogee cornice and plain frieze with ogee-molded architrave. The square posts created by the openings are seventeen inches wide. One of the openings has been partially infilled with board-and-batten paneling to provide additional space for the bar. The tap room has nineteen-inch square ceramic tile flooring. Paneled wainscoting like that adorning the entry posts frames the room. Crown molding with an ogee profile encircles the tops of the walls. The bar stands approximately three feet high with beaded board and projecting boxed base. The six-inch

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wide shelf has double torus molding with handbag hooks along the soffit. The entry vestibule to the door fronting Randall Street is raised and has ceramic tile flooring. The northeast wall has beaded boards while the northwest wall is paneled wainscoting. The structure is enclosed with fixed glass in wood surrounds. The vestibule door has four fixed lights. The window opening to the east of the entry has a square-edged surround that extends the double height of the room to serve as the continuous surround for the second-floor window above. The openings have seven-inch sills including molded aprons. The paneled spandrel above the first-floor opening abuts the apron of the second-floor opening.

The enclosed stair to the second floor of 2-6 Market Space has a quarter-turn carriage. The wood risers have rounded nosing and are framed by bolection-molded wall stringer. A round rail is attached to the wall above the six-inch wide chair rail (sunken panel with torus molding and cavetto molding along the outer edges). The stairhead, enclosed by a solid balustrade topped by turned posts, acts as the hostess station. Restrooms are located along the northwest wall at the center of the second floor. Access to a secondary or prep kitchen is to the north of the restrooms, with an additional entry on the northwest wall. Dining space is located to either side. The floors are three inches wide with four-inch square-edged baseboards. The baseboard along the northeast wall has an ogee cap.

The dining areas of the second floor are carpeted with four-inch baseboards topped by an ogee molding. A painted chair rail (seven-and-a-half inches wide) frames the room approximately three feet from the floor. The window openings are deeply inset (twelve-and-a-half inches), with torus-molded sills, three-inch square-edged aprons, and square-edged casings of three inches with interior torus molding. The northeast wall framing the kitchen and the eastern end of the northwest wall in the northwest room is paneled, rising six feet in height with a molded plate rail. A dropped acoustical tile ceiling has been placed just above the window openings, abutting the surrounds. Molded beams divide the ceiling, which is also marked by track and recessed spot lighting. The chimney breasts on the southeast and northwest walls are five-and-a-half inches deep and seven-and-a-half inches wide with a brick hearth and face. Now providing gas heating, the chimneys have segmentally arched openings topped by rowlock bricks. The thirty-five-inch high overmantels are created by wood paneling with a five-inch wide shelf that has astragal bed molding. The square-edged shelves project three inches from the chimney breast.

A bar has been constructed in the northeastern side of the northwest room in the main block, along a stretcher-bond brick wall. The bar, rising three feet high, has paneled sides with a projecting base. The wide shelf has torus and cavetto moldings. A wood fixture has been suspended from the ceiling to hold glassware. Cabinets and shelves have been constructed along the northeast wall. The bar encloses three-inch wood floors with four-inch ceramic tiles in the east corner and adjacent prep kitchen. The kitchen has five-inch by two-inch ceramic tile on the walls.

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The opening created by the partial removal of the second floor at 50 Market Space is framed by thin turned balusters supporting a molded rail. The balusters sit on a four-inch high ogee-molded base with one-foot plinth. Square corner posts with chamfered corners provide support for the sloping ceiling, which is covered in acoustical tiles. Two skylights, not visible from the exterior, have been installed in the roof. Accordion screens surround the opening, providing privacy when necessary. Access to the second floor at the northwestern end of the building is reached by two risers (down). This leads to a transverse hall that runs along the southwest party wall, leading to a flush metal door accessing the exterior metal stair on the rear of the building.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates c. 1754; 1970; 1973

Architect/Builder Unknown

Construction dates c. 1754

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Middleton Tavern at 2-6 Market Space was constructed circa 1754 for Horatio Samuel Middleton as a tavern and boarding house on the Ship Carpenters Lot, which was set aside by Governor Francis Nicholson about 1696 for “use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province.” Originally known as “Inn for Seafaring Men,” the tavern’s prominent place within the social and fraternal circles of colonial Annapolis was often published in the *Maryland Gazette* during the fifty-year tenure of the Middleton family. Operation of the tavern during much of the American Revolution was under the direction of George Mann, who provided lodging for such prestigious men as George Washington and Thomas Jefferson. In 1793, the property was purchased by John Randall, who may possibly have been operating the tavern since 1786. An apprentice to renowned architect William Buckland, Randall oversaw renovations to the building for use as his store and dwelling. Frederick Marx, a member of the United States Veterans Volunteers during the Civil War, owned the building in the mid-1860s. During this period, the building functioned as the Marx Hotel, a use it also maintained during the ownership of Baltimore-based brewer George Rost. By the mid-1870s, under the direction of owner Thomas Tydings, the building was renovated to provide two commercial spaces on the first floor and living space above, with tenements along Randall Street. By 1939, the building was once again renovated, this time serving as the Mandris Restaurant. Thirty years later, in 1968, Joseph Jerome “Jerry” Hardesty and Bernard Oliver “Bo” Hardesty, Jr. leased the building from Cleo and Mary Apostol, opening Middleton Tavern. Severely damaged by two fires in the early 1970s, the building has been restored to its mid-eighteenth-century appearance on the exterior, while maintaining its original use on the interior as a tavern named in honor of its original owner, Horatio Samuel Middleton. The historical and architectural significance of this property, owned by members of the Mandris/Apostol family since 1938, has been preserved through a deed of easement with an architectural covenant held by the State of Maryland since 1971.

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HISTORY

Ship Carpenters Lot

The property on which 2-6 Market Space stands was set aside by Governor Francis Nicholson about 1696 for “use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province.”² Adjoining the waterfront along the northeast/southeast side, the lot had been a portion of the much larger Governor Nicholson’s Garden Lot. The land’s specific allocation for use by ship carpenters reflected the “character to the life of the community that dominated [the city] for at least a generation.”³ Historian Edward C. Papenfuse explains further that “while tanyards, for obvious reasons of smell, were built on the periphery of town, shipbuilding was carried on in the very heart of the community, and the dock area was filled with the hulls of ships in progress, a ropewalk, and blockmaker’s shop.”⁴ The creation of the Ship Carpenters Lot, sometimes referred to as the “Sand Lot,” reflects the governor’s realization that the growth and sustainability of the dock area was essential to that of the City of Annapolis.

In June of 1719, the General Assembly, which had gained control of the land with Nicholson’s relocation to Virginia, granted use of the Ship Carpenters Lot to Robert Johnson, who was a ship carpenter. The terms of the agreement specifically stated the land was to be used strictly to “carry on the business of a Ship Wright for the Space of Twelve months.” It was described as “a Certain Sand Bank that Intersects a tenement of Land Possest [*sic*] by the said Robert Gordon and the Creek,” with “one hundred and twenty feet of Land along Prince Georges Street at the Upper end of the said Lott with the whole Breadth thereof with the Creek.”⁵ Johnson leased the property where he “built two small houses thereon” for five shillings a year; the exact location of the buildings has not been determined. Fifteen months after the death of Robert Johnson in July 1722, the Ship Carpenters Lot was reclaimed by the General Assembly because his heirs had failed to meet the terms of the 1719 Act. Accordingly, in October 1723, the General Assembly granted the Ship Carpenters Lot to Robert Gordon, an Annapolis merchant who owned neighboring property. By the time Gordon took possession of the lot the “Representatives of the s^d Robert Johnson since his death had Sold & removed one of the s^d houses from off the ffreehold [*sic*].” The conditions of Gordon’s agreement, including the annual fee of five shillings, were the same as those in the 1719 agreement of Robert Johnson. The agreement stated that the use of the land not impede the “industry” or “Improvements” and be “for the s^d Good of the Publick [*sic*].” The 1723 “Act for the Vesting and Settling An Estate of Inheritance...” described the property as “a Sand Bank that intersects a

² See “Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729,” Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

³ Edward Papenfuse, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 11.

⁴ Papenfuse, *In Pursuit of Profit*, 11.

⁵ See “Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729,” Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

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tenement of Land of his [Gordon] & the Creek Between the Bounded Poplar tree Standing on the North East side of Nicholson Cove & another Poplar tree standing on the South side of s^d Cove that the same Bank lyes [sic] without the lines of the s^d Nicholsons Cove within the Water Mark & not included within any Lot of the City." In *The Quays of the City*, author Shirley V. Baltz suggests that James Stoddert noted the poplar tree "Standing on the North East side of Nicholson Cove" on his 1718 plan for the City of Annapolis.⁶ The illustration of a poplar tree does not appear on the original Stoddert plan or subsequent redrawings until the plan was copied by Harry A.H. Ewald in April 1956. However, one of the few original notations on Stoddert's 1718 plan denotes the southeastern portion of what is now Market Space as a "Ship Carpenters Yard."

In May of 1739, Robert Gordon, who was now listed as "Esquire" rather than merchant in land records, sold the western portion of the Ship Carpenters Lot to Elizabeth Bennett, "aforesaid gentlewoman."⁷ The property, conveyed for £80 current money, included "...all that dwelling House and Garden whereon Susanna Murray alias Puckman now lives lying & being in the City of Annapolis, being part of the Ground laid out for a Ship Carpenters Yard...."⁸ This portion included what is today 2-10 Market Space, 2-4 Pinkney Street (AA-1257), and 50 Randall Street (AA-1628). Another portion of the lot fronting Prince George Street was sold in 1742 to shipwright Asbury Sutton, and Judge John Brice purchased the section to the southeast in 1750. By 1783, Agnes Gordon, the daughter of Robert Gordon, sold off the remaining portions of the Sand Bank, which was then "owned by five people and contained dwellings, stores, warehouses and wharves."⁹

Nearly four years after purchasing the upper portion of the Ship Carpenters Lot, Elizabeth Bennett leased it to Horatio Samuel Middleton. Born in 1713, Middleton was a very successful entrepreneur who profited from the second distinct stage of growth in Annapolis that occurred before the Revolutionary War (1775-1783). This period, extending from 1715 to 1763, has been characterized by Edward C. Papenfuse as "an era of bureaucratic growth and small industrial expansion." The government, which initially caused the city's population to increase only in the months when the General Assembly convened, "grew to a year-round operation sustained by a permanent resident bureaucracy." Consequently, customers arrived on a regular basis in the city, supporting a growing market for the importation of goods that was dependent on the success of the wharf. Papenfuse cautions, however, that "although the demand for imported goods began to grow..., the market remained small for a number of years and was dominated by only a few merchants," such as Amos Garrett or members of the Calvert family.¹⁰

⁶ Shirley V. Baltz, *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*, (Annapolis, Maryland: The Liberty Tree, Ltd, 1975), 52.

⁷ Provincial Court Records, Liber RD 3, Folio 182 (19 May 1739).

⁸ Provincial Court Records, Liber RD 3, Folio 182 (19 May 1739).

⁹ Edward Papenfuse and Jane McWilliams, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 404.

¹⁰ Papenfuse, *In Pursuit of Profit*, 6 and 12.

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By the second quarter of the eighteenth century, the establishment of a merchant-based economy in Annapolis began to transform Market Space into a commercial hub as merchants and craftsmen “recognized the opportunities presented by the growing market.”¹¹ Although shipbuilders and tanners continued to dominate the landscape, the number of advertisements for dry goods in the *Maryland Gazette* grew from three to twelve between 1745 and 1753. Ironically, a growing number of the merchants were first tanners and/or shipbuilders. Many of the more prominent citizens, such as Patrick Creagh, combined shipbuilding and house building with mercantile interests, including slave trade.¹² It was during this period of mercantile prosperity that Middleton established his tavern and dry good store on the southwestern edge of the Ship Carpenters Lot fronting what is today Market Space. Like others, Middleton “branch[ed] out into trade and other business enterprises.”¹³ One such enterprise was a ferry, which he operated from Annapolis to Kent Island and Rock Hall on the Eastern Shore. Advertisements placed by Middleton in the *Maryland Gazette* for the ferry claimed “he keeps the best Entertainment, and as good Boats and Hands, as any that cross the Bay, hopes to meet with Encouragement. Those who shall favour [*sic*] him with their Custom, will greatly oblige.”¹⁴

Building History

Horatio Samuel Middleton purchased the property from Elizabeth Bennett for £200 current money in 1750. The deed of sale documented that a dwelling, where Middleton lived during the time he leased the land, existed on the property. Although the existence of a dwelling is noted by several previous deeds, it is believed that the current building at 2-6 Market Space was not erected until after the property was purchased by Middleton. This thesis is based on the architecture, specifically the header bond of the exterior brick walls, and historic documentation such as maps and the inventory of Ann Middleton, which was taken in January 1774. As architectural historians Marcia Miller and Orlando Ridout explain in *Architecture in Annapolis*, local tradition has questioned the architectural evolution of the building that was thought to “consist of two early buildings joined together c. 1798 by the insertion of a central passage.” This conclusion, however, is “based in part on a plat drawn in 1883.”¹⁵

Architectural evidence, though limited to the brick shell of the early building, indicates that Middleton’s [Tavern] had reached its present configuration by the time of Middleton’s death in 1770. The brickwork of the seven-bay façade is uniform in bonding and accentuated by matched brick pilasters at either end. The header bond indicates a date range of 1740s to early 1780s.... The inventory taken

¹¹ Papenfuse, *In Pursuit of Profit*, 15.

¹² Papenfuse, *In Pursuit of Profit*, 15.

¹³ Papenfuse, *In Pursuit of Profit*, 11.

¹⁴ *Maryland Gazette*, 25 August 1768. (See Maryland Gazette Collection, MSA SC 2731, January 30, 1766-December 26, 1771, M1281, image 627, page 244).

¹⁵ Miller and Ridout, 105-106.

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after Middleton's death leaves little doubt that the building had reached its present size under his ownership and the history of his use of the property combined with the character of the brickwork suggests a construction date in the early to mid-1750s.¹⁶

The approximate date of construction coincides with Middleton's purchase of the property as well as the 1753 patent he was granted by the General Assembly. With this patent, the property was renamed *Middleton's Wharf*, "lying in the City of Annapolis on the Dock along the Water side from the Head of the Wharfe that Joyns [*sic*] Cap^t Gordons [*sic*]..."¹⁷ The patent, which included a survey of the 21,700 square foot lot (1/2 acre), did not mention any buildings or structures on the property, although this does not preclude their existence.

Little is known about Horatio Samuel Middleton, who was more commonly known as Samuel Middleton or Samuel Horatio Middleton. He was married to Ann Sutton and together the couple had five children. The eldest child, Samuel Sutton Middleton, was the only one of the Middleton children born in England prior to the family's immigration to Annapolis by 1743. Middleton's successful tavern was known as the "Inn for Seafaring Men," an appropriate title considering its location at the head of the Annapolis dock.¹⁸ In the eighteenth century, inns or taverns like that of Middleton were places of business and socializing, serving as gentlemen's clubs, post offices, and even providing office space for traveling physicians and dentists. Many of the political discussions and agreements necessary for the success of the General Assembly were discussed in taverns such as the Inn for Seafaring Men. Meetings and social gatherings at the tavern were a regular occurrence, often reported in the *Maryland Gazette*. For example, on June 25, 1761, the newspaper reported that "the Brethren of the Ancient and Honourable [*sic*] Fraternity of FREE AND ACCEPTED MASONS...met at the Lodge Room, from whence they proceeded in regular Order, all properly Cloathed [*sic*], to their Brother *Middleton's*, where was an elegant Dinner provided, and every Thing conducted with the greatest Decorum and good Order."¹⁹ On May 24, 1770, it was reported that "members of the Maryland Jockey Club, are desired to meet at Mr. *Middleton's* Tavern in *Annapolis*, on Tuesday 4th of June, 1770."²⁰ Thus, with it being such an active gathering place, the sale of dry goods and general merchandise in the tavern made good business sense for Samuel Middleton.

¹⁶ Miller and Ridout, 105-106.

¹⁷ Anne Arundel County Circuit Court, Land Records and Plats, "*Middletons Wharf*," Patent Certificate 977 (granted 11 August 1753). The patent states Middleton's name as Samuel Horatio Middleton, but he often went by Samuel Middleton.

¹⁸ The tavern was also known as "The Sign of the Duke of Cumberland," although when and under whose ownership is not certain. (See "A Walker's Guide to Annapolis Sights & History," by Jean Russo at <http://www.annapolis.com>).

¹⁹ *Maryland Gazette*, volume 1280, 25 June 1761. (See Maryland Gazette Collection, MSA SC 2731, October 26, 1758-October 31, 1765 and December 10, 1765, M1280, image 653).

²⁰ *Maryland Gazette*, volume 1289, 24 May 1770. (See Maryland Gazette Collection, MSA SC 2731, January 30, 1766-December 26, 1771, M1281, image 1033, page 290).

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Horatio Samuel Middleton died in Annapolis in 1770.²¹ Ownership of his landholdings, which was limited to the property occupied by the dock-side tavern, was devised to his wife, Ann Middleton. An announcement in the *Maryland Gazette* documents that Ann Middleton chose not to operate the tavern after her husband's death. The notice, dated June 6, 1771, stated:

ANNE MIDDLETON, at *Annapolis*

N.B. As I intend to decline keeping Tavern, I beg of those Persons who have not yet settled their Accounts, to make speedy Payment. I shall take in Boarders, and keep as usual good Hay and Oats, likewise Ferry Boats to any Part of the Bay. Those Gentlemen that will favour [*sic*] me with their Customs, may depend on being punctually served, by A.M.²²

Upon Ann Middleton's death in 1773, the tavern (now used as a boarding house) was transferred to her son, William, who according to his father's will was required to compensate his brothers, sister, and niece £500 sterling for the property. The inventory of Ann Middleton, taken in January 1774, revealed the interior configuration of the building in which the family resided, as well as the level of prosperity they had achieved through their various enterprising businesses. The house, furnished with many bedsteads, tables, chairs and china, contained twelve rooms, a passage, garret, and kitchen. Another older house, possibly the structure that existed on the property at the time of the 1750 purchase from Elizabeth Bennett, consisted of one room and kitchen with pantry. In addition, the inventory noted a separate store, meat house, and two boats.²³

During most of the American Revolution, the operations of the tavern were under the direction of George Mann (1752-1795). The governmental activities taking place in the City of Annapolis as the state capital and for a short time as the United States capital (November 26, 1783 to June 3, 1784) brought many prominent men to the growing port town and very likely to the Inn for Seafaring Men. The memoirs of George Washington and Thomas Jefferson reflect debts paid to Middleton's tavern for lodging and the ferry.²⁴ Secondary sources archived at Historic Annapolis Foundation record a "public ball and dinner for" General Washington in January 1782; however, although the British had surrendered at Yorktown in 1781, the war was still going on and Washington most likely would have refused such celebrations until after the British had left American shores.²⁵ Further, on December 25, 1783, after resigning his commission, a "public dinner" was held by George Mann at

²¹ Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), 479.

²² *Maryland Gazette*, volume 1343, 6 June 1771. (See Maryland Gazette Collection, MSA SC 2731, January 30, 1766 – December 26, 1771, M1281, image 1297, page 514).

²³ "Ann Middleton," Anne Arundel County Prerogative Court, Inventories, Liber 116, Folio 115 (1774) (See Miller and Ridout, 105).

²⁴ "Waterfront Restoration Project," Middleton's Tavern, 2 Market Space, Vertical Files, Historic Annapolis Foundation, undated document, 4.

²⁵ "Waterfront Restoration Project," Middleton's Tavern, 2 Market Space, Vertical Files, Historic Annapolis Foundation, undated document, 4.

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the newly established City Tavern at what is today 150-160 and 162 Conduit Street (AA-437). Soon after its opening, the City Tavern “became the best accommodations in Annapolis and was the location of many important meetings and events.”²⁶ Mann’s success with City Tavern was based on his tenure at Middleton’s tavern, which appears to have ended about March 1782.²⁷ In 1782, the Middleton family returned as proprietors of the tavern. This was announced in the *Maryland Gazette*:

Annapolis, March 6, 1782

The subscriber takes the liberty to inform the public generally, and his old customers particularly, that he has again opened tavern in this city, in the house lately occupied by Mr. George Mann on the dock, and solicits their custom. He also intends to procure proper and convenient vessels for the purpose of ferrying to Kent-Island, Rock Hall.

GILBERT MIDDLETON²⁸

Despite the success of the tavern and his other business interests in Annapolis, Gilbert Middleton (born 1752) moved his family to the City of Baltimore in search of greater opportunities. The pending closure of the tavern was announced on October 12, 1786 in the *Maryland Gazette*:

October 9, 1786

From this day the subscriber intends to quit tavern keeping, and hopes all his old customers will call on him and pay off their respective accounts as he is in very great want of money; he would be very glad, such as cannot pay him would call and settle by note or bond.

He begs leave to inform the public, that he intends to keep a boarding house by the year, half year, quarter, month, week, or day, as reasonable as nay genteel boarding house in town. Any gentlemen or ladies that will favor him in that way with their custom, may depend on his doing every thing in his power to oblige.

GILBERT MIDDLETON²⁹

Despite no longer being in Annapolis, Gilbert Middleton’s previous operation of the tavern appears to have prompted his claim of ownership to the property. Accordingly, as William Middleton did not take full

²⁶ Miller and Ridout, 92.

²⁷ “Waterfront Restoration Project,” Middleton’s Tavern, 2 Market Space, Vertical Files, Historic Annapolis Foundation, undated document, 4.

²⁸ *Maryland Gazette*, volume 1834, 7 March 1782. (See Maryland Gazette Collection, MSA SC 2731, September 17, 1779 – June 28, 1787, M1283, image 378).

²⁹ *Maryland Gazette*, volume 2074, 12 October 1786. (See Maryland Gazette Collection, MSA SC 2731, September 17, 1779 – June 28, 1787, M1283, image 1308).

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ownership as his father's will allowed, the siblings sought a legal determination to the rights to the property. In May 1792, the Chancery Court ruled that Gilbert Middleton was to receive title to Lots 1-3 and Lot F in the Ship Carpenters Lot. Nearly one year later, in April 1793, Middleton sold the property to John Randall, who may possibly have been operating the tavern since 1786.

John Randall was one of thirteen children born in Westmoreland County, Virginia, to planter Thomas Randall. At the age of thirteen, in 1763, Randall became an apprentice to William Buckland, the architect of George Mason's Gunston Hall (built 1755-1759). With the death of his father and pending second marriage of his mother, John Randall petitioned the Court to appoint Buckland as his legal guardian; the request was made legal on December 1, 1766 and for eleven years Randall lived and worked with Buckland.³⁰ It was Buckland, hired to design the Hammond-Harwood House (AA-626) in 1774, who brought Randall to Annapolis to serve as his chief assistant. Eventually becoming Buckland's business partner, Randall worked on the construction of the Maryland State House and "took over what business was left on the Buckland books" after the prominent architect's death in 1774.³¹ During the Revolutionary War, Randall served "as State Clothier and as Commissary."³² The tavern's location on Market Space proved beneficial to Randall, who later served as the Collector of the Port after the resignation of John Davidson.

Randall announced his relocation in April 1793 "to the house lately occupied by Mr. Gilbert Middleton, Where he has just opened, A General Assortment of Seasonable GOODS, Which he will sell cheap for Cash, or Country Product."³³ This proclamation took place just ten days after Randall purchased the building from Gilbert Middleton. Family records, recounted by Papenfuse and McWilliams in the Lot Histories that accompany their report, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786," state that Randall lived on the second floor of another building on the dock while 2-6 Market Space was being built. Randall's journal does include an entry in 1789 for £400 "spent on the 'Dock Building,'" and it has been surmised this dock building may have been the tavern.³⁴ However, as the archival research and physical evidence have proven, the building at 2-6 Market Space existed at the time Randall took possession and he was not responsible for its construction. It is possible that Randall made improvements to the building, as it was most likely in a state of deterioration caused by the nineteen-year ownership dispute amongst the heirs of Horatio Samuel Middleton and its leasing to tenants who may not have made necessary repairs. Further, the £400 (less than \$9,000 today) noted in Randall's journal would not have been adequate to erect a building like that at 2-6 Market Space, but would have more likely been sufficient for renovations related to the building's

³⁰ Rosamond Randall Beirne and John H. Scarff, *William Buckland, 1734-1774: Architect of Virginia and Maryland*, (Annapolis, MD: Board of Regents, Gunston Hall and Hammond-Harwood Association, 1970), 44.

³¹ Beirne and Scarff, 113.

³² McIntire, 569.

³³ *Maryland Gazette*, volume 2496, 23 April 1793. (See Maryland Gazette Collection, MSA SC 2731, July 5, 1787 – December 25, 1794, M1284, image 1331).

³⁴ Papenfuse and McWilliams, 410.

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new use as a store and dwelling. Randall's apprenticeship and partnership with architect William Buckland would have most certainly benefited him during renovations to the brick tavern at 2-6 Market Space.

The 1798 Federal Direct Tax assessed John Randall \$1,500 for two brick dwellings "near dock." One year later, in 1799, he was taxed \$1,200 for two brick dwelling houses (50 x 30); a two-story frame kitchen (30 x 15); frame stable (40 x 20); frame smokehouse (10 x 10); frame dairy (8 x 8); salt house (10 x 10); frame outhouse (20 x 16). Additionally, Randall was taxed for eight slaves.³⁵ In 1800, he was assessed for twelve slaves. The assessment for 1819 recorded Randall owned two Annapolis lots, which collectively were improved by six houses. The 1.5 acres of land with improvements were valued at \$3,000. These assessments include the former tavern at 2-6 Market Space.

John Randall's social rise, which was prompted by his association with the prominent architect, led him to serve as mayor of Annapolis three times (1813-1814/1815-1816/1817-1818). Papenfuse and McWilliams narrate a history written by Elizabeth Randall (daughter-in-law) to Adaline Randall (granddaughter) that describes Randall:

In addition to his regular business [as a merchant] your grandfather owned and worked a flour mill in the country, had a schooner trading between this [city] and Baltimore, was collector of the port, and at one time mayor of the city. For many years he was a vestryman of the parish and evidently a man of great energy and integrity, who enjoyed the confidence of the community.³⁶

Prior to 1826, Randall sold 2,155 square feet of the property along the northwestern edge near Pinkney Street to George Barber for £375 current money; this property is now known as 2-4 Pinkney Street (AA-1257) and 10 Market Space (AA-592). Upon the death of John Randall in June 1826, the remaining portion of the lot and former tavern were devised to his wife, Deborah Knapp Randall, who was to bequeath it equally to their daughters: Eliza, Frances, Anne, and Henrietta Randall. She is noted as one of the few property owners on a September 1834 Map of Annapolis.³⁷ Deborah Randall continued to own the building in which she lived until her death at age 90 in 1852. Two years later, Alexander Randall, acting as trustee for the estate of his parents, transferred the property to Philip Voorhees, the husband of Anne Randall. The Randalls paid \$4,000 for the property. Anne Randall was the eighth child of the eleven born to John and Deborah Randall; she married Commodore Philip F. Voorhees (d. 1862) of the United States Navy in 1834. Four months after purchasing the property from her siblings, in November 1854, Anne Voorhees sold an "one undivided moiety or half part of that lot of ground lying between Market Space, Prince George Street and Randall Street...whereon the late John

³⁵ "2-6 Market Space," Vertical Files archived at Historic Annapolis Foundation, Annapolis, Maryland.

³⁶ Papenfuse and McWilliams, 411.

³⁷ Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: The City of Annapolis, 2005), 23.

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Randall and his family resided, including the brick dwelling and store and yard on Market Space, the two frame dwellings and their yards on Randall Street adjoining and the garden and yard on Prince George Street adjoining..." to Eliza H. Randall for \$2,000. Eliza Hodges Randall, born about 1798, was married to John Randall (a cousin). The two couples resided in the building at 2-6 Market Space, while maintaining a store on the first floor.

The circa 1854 Edward Sachse *Bird's Eye View of the City of Annapolis* documents the two-and-a-half-story brick building on the northeast corner of Market Space and Randall Street. The steeply pitched side-gabled roof was augmented by paired brick chimneys rising from the exterior ends of the building. A one-story building, which appears to be wood frame, extends from the rear along Randall Street. This secondary building, also owned by the Randall family, was six bays wide, covered by a side-gabled roof with a shed-roof projection on the northeast side. The Randall house appears on the 1844 Coast and Geodetic Survey of Annapolis.³⁸

In 1860, John and Eliza Randall's landholdings were valued at \$6,550. This included nine lots with seven houses. His holdings were scattered throughout the city and included property on Randall Street, Carroll's Alley (now Pinkney Street), East Street, North Street, Church Street (now Main Street), State Circle, and Tabernacle Street. Philip and Anne Voorhees were assessed \$5,500 that same year for two lots, each improved with a house. The property included the building on Market Space as well as a lot on Duke of Gloucester Street. John Randall (husband of Eliza) died in February 1861 and Commodore Voorhees died one year later in February 1862. Unable to maintain such a large house as well as operate the store themselves, the widowed sisters sold the property in September 1864 to Frederick Marx.

During his short tenure as owner, Frederick Marx operated 2-6 Market Space as the Marx Hotel. Little is known of Marx, save his service to the Union Army during the Civil War (1861-1865). Initially, Marx appears to have served with the 106 Ohio Infantry. In February 1865, he enlisted as a private for three years with the United States Veteran Volunteers. Marx was mustered with Company A, First Regiment, which was known as Hancock's Corps. The Corps was headquartered in Washington, D.C. with the prominent Major-General Winfield S. Hancock assigned to command. The unit was to consist of not less than twenty thousand men who had been honorably discharged from the army. Marx was subsequently transferred to Company H, First Regiment, where he remained until being discharged in Baltimore, Maryland, at the conclusion of the war in April 1865.³⁹ Marx appears to have remained in Baltimore, where he was joined by his wife, Magdalene. The

³⁸ By 1885, the building on Randall Street, which according to deed records included two dwellings, was replaced by two-story tenements (now 46-48-50 Randall Street). The row was extended between 1903 and 1908 by the construction of two-story buildings at 42-44 Randall Street, which replaced one-story buildings dating from the second quarter of the nineteenth century.

³⁹ National Archives and Records Administration. *Civil War Pension Index: General Index to Pension Files, 1861-1934* [database online]. Provo, UT, USA: The Generations Network, Inc., 2000. Original data: *General Index to Pension Files, 1861-1934*. Washington, D.C.: National Archives and Records Administration. T288, 544 rolls; William S. Stryker, *Records of Officers and Men of New Jersey in the Civil War, 1861-1865*, Vol. 1, (Trenton, NJ: John L. Murphy, Steam Book and Job Print, 1876), 1465.

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couple sold the Annapolis hotel in February 1866. The cemetery records for Loudon Park National Cemetery in Baltimore document Frederick Marx died on June 4, 1895.

Land records document that Frederick Marx sold the Annapolis property for \$1,400 to George Rost.⁴⁰ Born about 1817 in Bavaria, Rost lived on Belair Avenue in Baltimore with his wife, Sophia, and their four children. The 1870 census documents that Rost was a beer brewer, with real estate valued at \$30,000 and personal property assessed at \$40,000. The extensive household included two domestic servants and two brewers—one born in Bavaria and the other from Württemberg, Germany. Rost immigrated to the United States in July 1851, arriving in Baltimore on the *Martha* from Frimmersdorf, Germany. His intended destination was Pittsburg, although he appears to have remained in Baltimore.⁴¹ He became a naturalized citizen in September 1851. George and Sophia Rost sold the Annapolis property in October 1867 to William P. Meyers, Thomas Hedian, and Buckler Jones. The three Baltimore-based businessmen immediately leased the property back to Rost for 99 years at a cost of \$600 annually. Following the death of Rost in 1875, the property was sold for \$1 to Sophia Rost, who immediately leased 2-6 Market Space to her eldest son, John Rost (b. 1849). She then subdivided the property and sold 8 Market Space (AA-591) to John T.E. and Amanda Hyde for \$550. The meager price suggests the lot was not improved at the time of the 1875 sale.

Although the prosperous tavern and hotel in Annapolis would have been a perfect venue for the sale of the Rost family's beer, the property known as the Marx Hotel was sold two months after the purchase by Sophia Rost to Thomas Tydings in December 1875. A successful grocer, Tydings was born in 1829. During his ownership, which extended to his death in 1882, the building is believed to have been divided into two separate dwellings, each set above a commercial space. This is supported by later Sanborn Fire Insurance maps and the United States Census; this documentation has led to the erroneous thesis that the building originally consisted of two structures joined together to create one divided by a central passageway. The 1880 census records George Wilson, born in 1848, lived at 2 Market Space while operating a hotel and restaurant. Wilson lived with his family, which included his wife, Christina, and their five children. Additionally, because the building was used as a hotel, the 1880 census lists Samuel Gee of the United States Navy, Harry Budick (a clerk at the hotel), and George Tydings (eldest son of Thomas Tydings) as boarders. The widowed Thomas Tydings lived at 6 Market Space with his youngest daughter and son.⁴² The census noted Tydings was a retail grocer, presumably operating a store on the first floor of the building.

⁴⁰ Several chains-of-title for this property incorrectly state Marx sold it to William Meyers, who subsequently leased the property to Rost.

⁴¹ Ancestry.com. *Baltimore Passenger and Immigration Lists, 1820-1872* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2004. Original data: Baltimore, Maryland. *Passenger Lists of Vessels Arriving at Baltimore, 1820-1891*. Washington, D.C.: National Archives and Records Administration. Micropublication M255, rolls # 1-19.

⁴² The census notes 6 Market Space as 4 Market Space.

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Land records document the distribution of the property between the two eldest sons of Thomas Tydings in April 1883. Lot 1, which was denoted as the "east end" of 2-6 Market Space and 50 Randall Street, was granted to George R. Tydings. Lot 2, consisting of the "west end and passage way" of 2-6 Market Space, was given to Charles C. Tydings. The property was described as "a large two story brick building used as a store and dwelling located on Market Space and small two story dwelling adjoining located on Randall Street, valued at \$4,600."⁴³ George Richard Tydings was born in October 1853 in Baltimore. Historian Robert Harry McIntire documents that Tydings was a printer before becoming a liquor merchant on Market Space.⁴⁴ This is supported by the census, which lists Tydings as a printer and clerk in 1880. The 1900 census documents Tydings had moved with his wife and children to 50 Randall Street. Further, although he maintained an interest in the store on Market Space, he continued to work as a printer. Charles Carroll Tydings was born in July 1856. The 1880 census records that Charles Tydings was a shoemaker, living on Conduit Street with two boarders.

The 1885 Sanborn maps indicate the building on Market Space was divided into two separate living spaces located above commercial space, with tenements extending along Randall Street. The commercial spaces were both listed as vacant on the 1885 map. The photograph dated 1889-1890 shows the front-gabled porch over the center entry opening on the façade.⁴⁵ An image from circa 1900 clearly illustrates this porch, supported by square chamfered posts. The flanking bays were identically pierced at the center by a deeply recessed entry opening framed by elongated 2/2, double-hung, wood-sash windows. The openings on the first story had projecting ogee-molded cornice caps and molded surrounds. The second-story windows held 9/6, double-hung, wood sash with operable shutters. The three front-gabled dormers had 6/6, double-hung, wood-sash windows.⁴⁶ The secondary entry openings on the façade had double-leaf wood doors, each with three lights over one recessed panel. A narrow, one-light transom topped the opening.⁴⁷ By about 1908, the first-story openings on the southern end bays were sheltered by large awnings. A single-leaf entry opening was located in the easternmost bay of the southeast elevation; it was also sheltered by an awning.⁴⁸ This secondary entry was replaced by a window opening in 1910.⁴⁹

Charles Tydings died in January 1887, devising his portion of the Market Space property to his sister, Clara C. Russell, and brothers, Thomas Jr. and George Tydings. Born in 1865, Clara Cecilia Tydings was married to George W. Russell (1856-1931), who was the city's chief postal clerk. The 1900 census records that Russell lived on Prince George Street with his wife, six children, and brother-in-law, Thomas Tydings (Jr.). The younger Tydings, born in 1870, managed the family's saloon at 2-6 Market Space, which had opened sometime

⁴³ Equity Case 915: In the Matter of the Real Estate of Thomas Tydings (George R. Tydings vs. Charles C. Tydings), 14 April 1883.

⁴⁴ McIntire, 725.

⁴⁵ Doyel, 30.

⁴⁶ Doyel, 45.

⁴⁷ Doyel, 56.

⁴⁸ Doyel, 60-61.

⁴⁹ Doyel, 64-65.

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between 1885 and 1891. By 1891, ownership of the building had been fully conveyed to George R. Tydings. He was assessed in 1896 for one lot at the corner of Randall Street and Market Space with a street frontage of 66 feet. The lot, valued at \$1,650, was improved by one house, which was appraised at \$2,500. At this time, the average brick dwelling was valued between \$400 and \$1,600, thus the value of \$2,500 was considerable in 1896. Tydings also had furniture valued at \$175.

The saloon continued to operate at 2 Market Space, while 6 Market Space served as Peoples Meat Market by 1897. The name "THE PEOPLES MEAT MARKET" was painted across the façade of the building at 6 Market Space between the first and second stories. The company also painted an advertisement on the westernmost bay of the northwest elevation. This particular dual use continued until about 1913, when the relocated meat market was replaced by a clothing shop. The census for 1910 documents that Samuel J. Franklin was living at 2 Market Space with his wife, Alice R., and Robert E. Williamson (a boarder). Franklin, born in 1852, worked as a watchman at the nearby United States Naval Academy. Williamson, who was born in 1850, was a retired water tender for the Navy. The residential space at 6 Market Space was not listed in the 1910 census, suggesting the second floor had either been renovated for use by the meat market or this space was combined with that of 2 Market Space.

With the death of George R. Tydings in 1917, the property was devised to his wife, Mary R. Tydings and their eldest son, Edward T. Tydings. Born in May 1884 in Annapolis, Edward Thomas Tydings was married to Lucy C. Brewer (b. 1892). He initially worked as a bricklayer for building contractor William Feldmeyer and later for the City of Annapolis. The couple lived with George and Mary Tydings at 50 Randall Street in 1910, but moved to 2 Market Space in 1920. The United States Census documents that Frank M. Cantler leased the residential space at 6 Market Space. Born in 1878, Cantler was a blacksmith at the Naval Academy. Cantler lived with his wife, three daughters, mother, brother, and niece. The occupancy of such a large family at 6 Market Space is documented by the 1921 Sanborn map, which shows the commercial space on the first floor had been rehabilitated for use as a dwelling. The large hall dividing 2 and 6 Market Space had been removed and the small store on the first floor of 2 Market Space was occupied by a cobbler. The 1924 city directory does record that 2 Market Space served as a cigar store, which was owned by Louis Lott; 6 Market Space was not listed. The city directory for 1928-1929 indicated the commercial space on the first floor of 2 Market Space was occupied by The Apollo Confectionery and Edward Tydings resided on the second floor; again 6 Market Space is not listed in the directory.

In August 1928, the Tydings family sold the property to W. Thomas Williams and William O. Young. William Thomas Williams, born in 1873, served in the United States Navy for 36 years, retiring as a lieutenant. Ownership of the property on Market Space was purely an investment for Williams, who was living on Chesapeake Avenue in Eastport with his wife, two children, and niece. William O. Young was born in Calvert County, Maryland, in 1885. While living at 122 Conduit Street, Young operated a hardware store at 8 Market

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Space, which the partners had purchased in 1925. The Sanborn map for 1930 does not distinguish the types of stores occupying the building at 2-6 Market Space but merely that it contained two commercial stores.

In the fall of 1934, Young and Williams defaulted on their mortgage for their Market Space property. Accordingly, attorney Ridgely P. Melvin was appointed to sell it. The property, which included 2-6 Market Space/50 Randall Street and 37 Carroll Street, was purchased at a public sale in December 1934 for \$10,500 by the Annapolis Mortgage Company. The company retained ownership, leasing the buildings, until November 1938. The new owners, Nicholas J. and Helen Mandris and Cleo John and Mary Apostol, renovated the buildings at 2-6 Market Space for use as a restaurant. The former tenement at 50 Randall Street was used as a dwelling, with access to the restaurant on the first floor. As a result of damage incurred during a hurricane in 1938, the chimneys were truncated at the roofline. The Mandris Restaurant opened in 1939.

Nicholas J. Mandris was born in Xerokambion, Sparta, Greece, in 1886. The 1930 census records that he immigrated to the United States in 1902 and was joined by his wife, Helen N. Apostolakis in 1914. Mary Apostol, born in 1916, was the eldest of the Mandris children. She was married to Cleo John Apostol, who was born in Sparta, Greece, in 1903. McIntire documents in *Annapolis Maryland Families* that Nicholas Mandris was a restaurateur on Market Space from 1929 to 1942.⁵⁰ The 1930 census records Mandris was a merchant at a confectionery, which may have been the Apollo Confectionary at 2 Market Space. Thus, it appears Mandris leased 2-6 Market Space prior to purchasing the building in 1938. The 1954 city directory shows that Michael Gravis and Kenneth Geraci leased the second-floor apartment. Geraci continued to occupy the space until 1967, when Mrs. Margaret Curtis moved in.

In 1968, Mary Apostol and her husband, Cleo John Apostol, leased their interest in the property to Joseph Jerome "Jerry" Hardesty and Bernard Oliver "Bo" Hardesty, Jr. The renewable lease was for ten years and has continued to the present. Jerry and Bo Hardesty were brothers, who together with the latter's wife Sharon Shaw, oversaw the extensive renovations required to open Middleton Tavern at 2-6 Market Space. The brothers were joined by their sister, Martha Hardesty, in the operation of the restaurant. The building at 50 Randall Street continued to be leased as a single-family dwelling during the first years the tavern was in operation.

A photograph of the razing of the gas station at Memorial Circle in 1968 documents the second-story windows and the dormers of Middleton Tavern held 2/2 double-hung, wood-sash windows without shutters.⁵¹ The replacement windows, as well as the creation of three additional window openings on the façade, occurred in 1967. Additionally, by this time, storefront windows projected beyond the plane of the façade, housed in brick-veneered and metal-framed bays topped by shallow hipped roofs. By 1968, the first-story windows on the northernmost bay of the façade were replaced by a projecting storefront window and single-leaf entry opening

⁵⁰ McIntire, 447.

⁵¹ Doyel, 101.

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was added to the outermost bay for Peoples Meat Market. All other original or added openings on the first story had been infilled with brick. Awnings covered the storefront windows. The front-gabled porch was replaced by a classically inspired front-gable hood supported by scrolled brackets. The window opening in the western end bay of the southeast elevation was changed into an entry opening, also covered by a front-gabled hood with scrolled brackets.⁵²

On May 31, 1970, Middleton Tavern was severely damaged by fire. The *Evening Capital* documented that the “fire destroyed the interior and roof of historic Middleton Tavern and drove residents from five adjoining homes as it swept through a common attic space...”⁵³ The Hardestys quickly undertook the restoration of the building and reopened the restaurant, which was one of two operated by the family in Annapolis. The work included the reconstruction of the building’s interior and roof as well as restoration of the exterior, which required the removal of the commercial show windows added to the first story of the façade. Orin M. Bullock, Jr. served as the architect with Richard Ayers of Baltimore as the contractor.

By September 1970, Cleo and Mary Apostol had obtained full ownership of the property from the widowed Nicholas Mandris. To ensure the preservation of the historically and architecturally significant building at 2-6 Market Space, the Apostols, together with the Hardestys who still leased the building, conveyed a deed of easement with an architectural covenant to the State of Maryland for the Maryland Historical Trust (MHT). Although the process began several years earlier, the deed of easement was not finalized until January 1971; MHT and Historic Annapolis, Inc. guided the 1970 restoration as outlined in the agreement.

On November 26, 1973, Middleton Tavern was once again devastated by fire, which began on the first floor of the building at 50 Randall Street that now served as the restaurant’s tap room/bar. The interior of the building was renovated and the restaurant reopened once again.

The children of Cleo and Mary Apostol inherited the property and established the Apostol Association LLC in 2004. The corporation also owns 42-48 Randall Street, which abuts Middleton Tavern on the southeast side. The building at 2-6 Market Space, together with the bar at 50 Randall Street, continues to serve as Middleton Tavern.

⁵² Miller and Ridout, 106.

⁵³ “Sixty Firemen Fight the Blaze,” *Evening Capital*, 1 June 1970.

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Chain of Title

- 1696: Governor Francis Nicholson sets aside property for "thus use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."
- June 6, 1719: Ship Carpenters Lot granted to Robert Johnson
- October 26, 1723: Ship Carpenters Lot granted to Robert Gordon
- May 19, 1739: Robert Gordon to Elizabeth Bennett
Provincial Court Records
Liber RD 3 Folio 182
- October 18, 1743: Elizabeth Bennett leased to Horatio Samuel Middleton
Provincial Court Records
Liber RB 1 Folio 362
- May 28, 1750: Elizabeth Bennett to Horatio Samuel Middleton
Provincial Court Records
Liber RB 3 Folio 280
- August 7, 1770: Horatio Samuel Middleton devised to wife, Ann Middleton, then children and grandchildren
Will Records of the Provincial Court
Volume 38
Liber WD 3 Folio 32
- May 9, 1792: Chancellors Decree conveys to Gilbert Middleton
Chancery Court: Joseph Middleton, William Middleton, Ellen Middleton Alkin, and Elizabeth Middleton vs. Gilbert Middleton
Part of Ship Carpenters Lot (#1, #2, and #3) and Lot F
Deed Not Located
- April 13, 1793: Gilbert Middleton to John Randall
Part of Ship Carpenters Lot (#1, #2, and #3) and Lot F
Land Records of Anne Arundel County
Liber NH 6 Folio 610

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- June 24, 1826: John Randall devised to wife, Deborah Randall, then daughters, Eliza, Frances, Anne, and Henrietta Randall
Will Records of Anne Arundel County
Liber JG 3 Folio 289
- July 30, 1854: Alexander Randall, Trustee for Real Estate of John Randall, to Philip F. and Anne Randall Voorhees
Chancery Court (revived January 4, 1853)
Land Records of Anne Arundel County
Liber NHG 3 Folio 546
- November 20, 1854: Philip F. and Anne Randall Voorhees to Eliza H. Randall
One-half Interest
Land Records of Anne Arundel County
Liber NHG 4 Folio 151
- September 10, 1864: Eliza Randall and Anne Randall Voorhees to Frederick Marx
Land Records of Anne Arundel County
Liber NHG 12 Folio 480
- February 6, 1866: Frederick and Magdalene Marx to George Rost
Land Records of Anne Arundel County
Liber GEG 1 Folio 206
- October 2, 1867: George and Sophia Rost to William P. Meyers, Thomas Hedian, and Buckler Jones
Land Records of Anne Arundel County
Liber GEG 3 Folio 360
- October 4, 1867: William P. Meyers, Thomas and Annie H. Hedian, and Buckler and P. Agnes Jones leased to George Rost
Land Records of Anne Arundel County
Liber GEG 3 Folio 388
- October 12, 1875: William P. Meyers, Thomas and Annie H. Hedian, and Buckler and P. Agnes Jones to Sophia Rost, widow of George Rost
Land Records of Anne Arundel County
Liber SH 10 Folio 19

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October 14, 1875: Sophia Rost, widow of George Rost, leased to John Rost
Land Records of Anne Arundel County
Liber SH 10 Folio 19

December 22, 1875: Sophia Rost, widow of George Rost, and John Rost to Thomas Tydings
Land Records of Anne Arundel County
Liber SH 10 Folio 120

April 14, 1883: Thomas Tydings, deceased, to George R. Tydings (Lot 1: "east end" of 2-6
Market Space/50 Randall Street) and Charles C. Tydings (Lot 2: "west end and
passage way" of 2-6 Market Space)
Equity Case 915: In the Matter of the Real Estate of Thomas Tydings (George R.
Tydings vs. Charles C. Tydings)
No Will Filed
Land Records of Anne Arundel County
Liber SH 14 Folio 236/256

January 4, 1887 (post): Charles C. Tydings devised to Clara C. Tydings Russell, Thomas Tydings, Jr.,
and George R. Tydings
Lot 2 ("west end and passage way" of 2-6 Market Space)

March 25, 1890: Clara C. Tydings Russell to George R. Tydings
One-third Interest in Lot 2 ("west end and passage way" of 2-6 Market Space)
Land Records of Anne Arundel County
Liber SH 36 Folio 542

December 2, 1891: Thomas Tydings, Jr. to George R. Tydings
One-third Interest in Lot 2 ("west end and passage way" of 2-6 Market Space)
Land Records of Anne Arundel County
Liber SH 40 Folio 153

September 13, 1917: George R. Tydings devised to wife, Mary R. Tydings, and son, Edward T.
Tydings, and daughter-in-law, Lucy C. Tydings
Lots 1 and 2

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- August 1, 1928: Mary R. Tydings, Edward T. Tydings, and Lucy C. Tydings, to W. Thomas Williams and William O. Young
Land Records of Anne Arundel County
Liber FSR 28 Folio 462
- January 18, 1935: Ridgely P. Melvin, Attorney for Mortgagee, to Annapolis Mortgage Company
Equity Case 6880: mortgage default of William O. and Myrtle C. Young and William Thomas Williams (Liber FSR 28/Folio 470, August 1, 1928)
1. 2-6 Market Space/50 Randall Street
2. 37 Carroll Street
Land Records of Anne Arundel County
Liber FAM 140 Folio 493
- November 1, 1938: Annapolis Mortgage Company to Nicholas J. and Helen Mandris and Cleo John and Mary Apostol
Land Records of Anne Arundel County
Liber FAM 191 Folio 421
- September 3, 1968: Cleo John and Mary Apostol leased to Joseph Jerome Hardesty, Sharon S. Hardesty, and Bernard O. Hardesty, Jr.
Ten-Year Renewable Lease
- September 24, 1970: Nicholas J. Mandris, widower, and Cleo John and Mary Apostol to August A. Conomos
Land Records of Anne Arundel County
Liber MSH 2364 Folio 888
- September 24, 1970: August A. Conomos to Cleo John and Mary Apostol
Land Records of Anne Arundel County
Liber MSH 2364 Folio 891
- January 20, 1971: Cleo John and Mary Apostol, along with Joseph Jerome Hardesty, Sharon S. Hardesty, and Bernard O. Hardesty, Jr., to State of Maryland for Maryland Historical Trust
Deed of Easement and Architectural Covenant
Land Records of Anne Arundel County
Liber 2384 Folio 98

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March 26, 2004:

Nicholas C. Apostol, personal representative of the estates of Cleo John Apostol and Mary Apostol, to Apostol Associated LLC, Nicolas Apostol, John Apostol, and Georgia Yeatros

Confirmatory Deed (to correct property description)

Estate #50087 for Cleo John Apostol and #53470 for Mary Apostol

Land Records of Anne Arundel County

Liber RPD 15027 Folio 502

9. Major Bibliographical References

Inventory No. AA-1817

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- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

10. Geographical Data

Acreage of surveyed property less than one acre
Acreage of historical setting less than one acre
Quadrangle name Annapolis

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Middleton Tavern at 2-6 Market Space is located on Parcel 1018, as noted on Tax Map 52A. The building has been associated with this property since its construction circa 1754 by Horatio Samuel Middleton. The buildings is located on what was historically known as the Ship Carpenters Lot, which was set aside by Governor Francis Nicholson in 1696 for "thus use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province." It is associated with 50 Randall Street, which is set on the southwestern half of Parcel 1019.

11. Form Prepared by

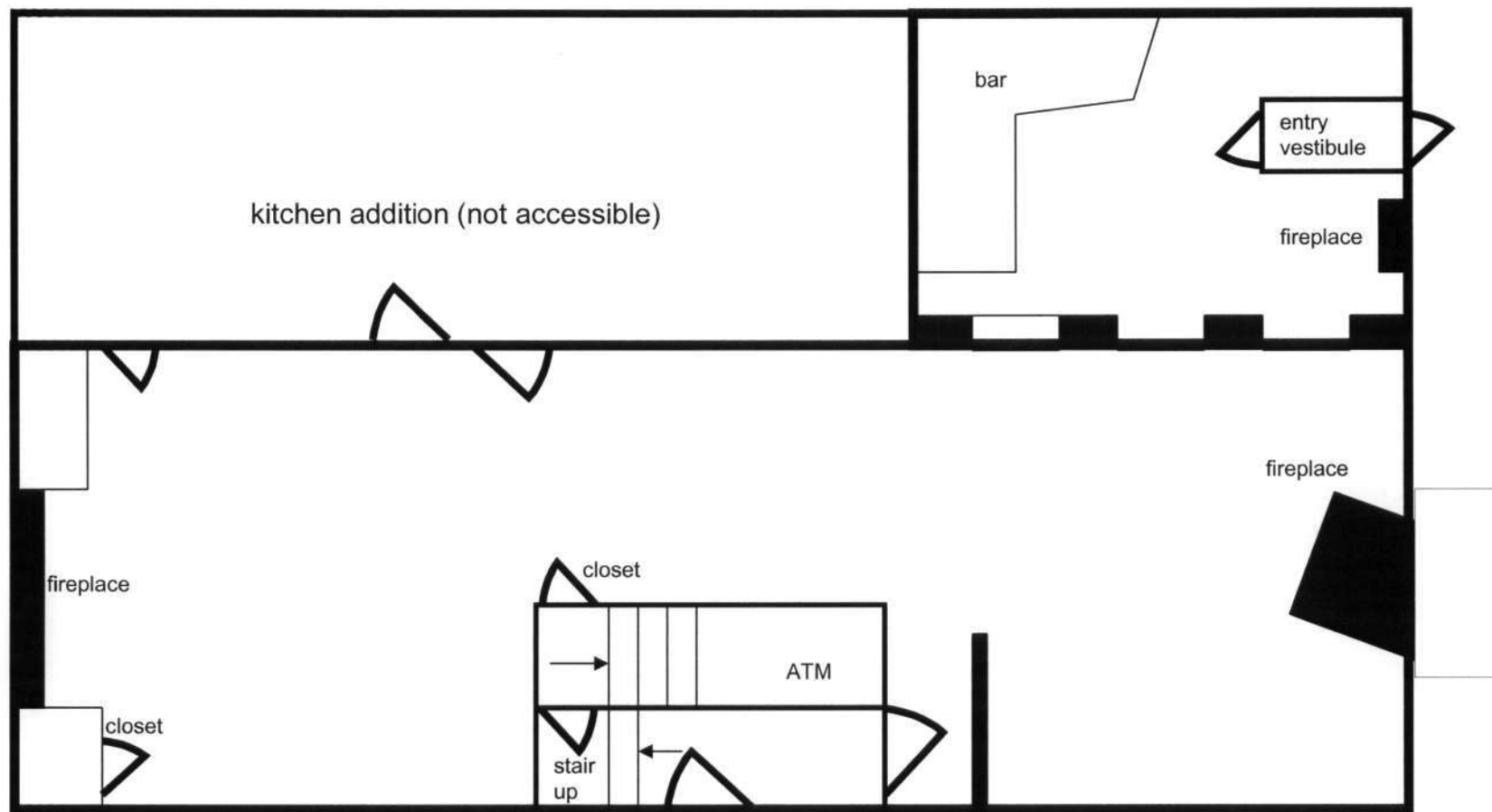
name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Traceries	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

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Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



First Floor

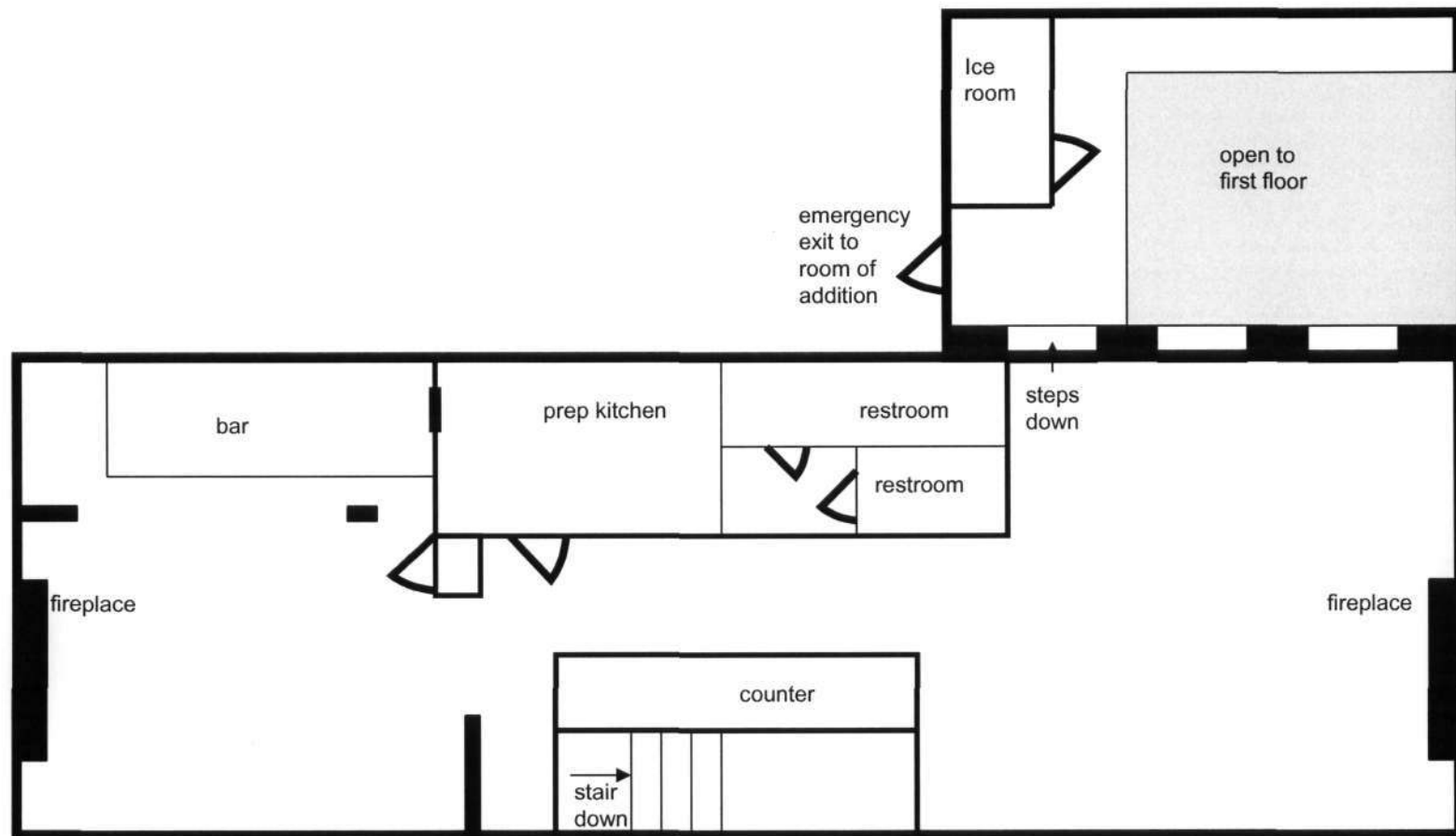


Middleton Tavern (AA-1817)

2-6 Market Space, Annapolis, Anne Arundel County

Not to Scale

Drawn by EHT Tracerics, Inc.
August 2009



Middleton Tavern (AA-1817)

2-6 Market Space, Annapolis, Anne Arundel County

Not to Scale

Drawn by EHT Tracerics, Inc.
August 2009

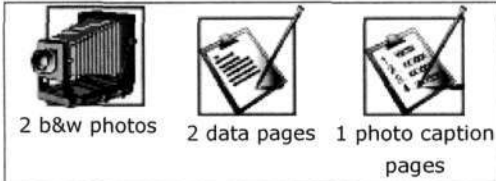
AA-817

Built in America

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Result 1 of 1 for middleton annapolis**Built in America**

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Rights and Reproductions**Item Title**Old Inn, Dock & Randall Streets, **Annapolis**, Anne Arundel County, MD**Alternate Title****Middleton** Tavern

Marx House

Medium

Photo(s): 2 (5 x 7 in.)

Data Page(s): 1 plus cover page

Photo Caption(s): 1

Call Number

HABS MD,2-ANNA,28-

Created/Published

Documentation compiled after 1933.

Notes

Survey number HABS MD-256

Building/structure dates: 1745

Building/structure dates: 1792 subsequent work

Building/structure dates: 1972 subsequent work

Significance: Old commercial building with historical associations.

Subjects**MARYLAND--Anne Arundel County--Annapolis**
taverns (inns)**Related Names**Bullock, Olin M.Pickering, E. H., photographerBoucher, Jack E., photographerMcKee, Harley J., historianPickering, E. H., Photographer**Reproduction Number**

[See Call Number]

Collection

Historic American Buildings Survey (Library of Congress)

Repository

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CONTENTS

Photograph caption(s):

2. Historic American Buildings Survey E. H. Pickering, Photographer November 1936
3. MAIN AND END ELEVATIONS, TAKEN FROM CORNER OF DOCK AND RANDALL, SHOWING MODERN DISPLAY WINDOWS, AND CHIMNEYS WHICH HAVE BEEN CUT OFF AT ROOF LINE

CARD #

MD0046

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Addendum to
Old Inn (Marx House) (Middleton's Tavern)
Dock and Randall Streets
Annapolis
Anne Arundel County
Maryland

AA-1817

HABS No. MD-256

HABS
MD,
2-ANNA,
206-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

AA-1817
HABS
MD,
2-ANNA,
28-

ARCHITECTURAL DATA FORM

STATE Maryland	COUNTY Anne Arundel	TOWN OR VICINITY Annapolis
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Old Inn		HABS NO. MD-256
SECONDARY OR COMMON NAMES OF STRUCTURE (Marx House) (Middleton's Tavern)		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) Dock and Randall Streets		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1745-1790	ARCHITECT(S) (INCLUDE SOURCE)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) Old commercial building with historical associations.		
STYLE (IF APPROPRIATE)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Brick foundations, approximately 5' high, with a beveled water table. Walls of brick laid in English bond.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Two and one-half stories; 10 bay front; rectangular plan.		
EXTERIOR FEATURES OF NOTE Corner pilasters with capitals and bases of molded brick in a Tuscan order; brick stringcourse on main facade, interrupted at central bay. Three dormers on main facade. Chimneys at either end which have been cut off at roof line.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) The first floor has been altered, but there are indications that originally there was a transverse central hall and a longitudinal partition.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES Originally two buildings, then joined by filling in the narrow space between the ends to form a central hall (c.1792). Altered in 1972 by Orin M. Bullock Jr.		
PRESENT CONDITION AND USE		
OTHER INFORMATION AS APPROPRIATE		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Report by Harley J. McKee, N.P.S. Architect, dated September 8, 1964.		
COMPILER, AFFILIATION Eleni Silverman, HABS Architectural Historian		DATE August 1983

AA-1817

**2. Historic American Buildings Survey E. H. Pickering, Photographer November 1936
HABS MD,2-ANNA,28-2**



Larger reference image (JPEG - 128K bytes)

Highest resolution image (TIFF - 17658K bytes)

**3. MAIN AND END ELEVATIONS, TAKEN FROM CORNER OF DOCK AND
RANDALL, SHOWING MODERN DISPLAY WINDOWS, AND CHIMNEYS
WHICH HAVE BEEN CUT OFF AT ROOF LINE
HABS MD,2-ANNA,28-3**



Larger reference image (JPEG - 138K bytes)

Highest resolution image (TIFF - 17688K bytes)

HISTORIC AMERICAN BUILDINGS SURVEY

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Addendum to
Old Inn (Marx House) (Middleton's Tavern)
Dock and Randall Streets
Annapolis
Anne Arundel County
Maryland

HABS No. MD-256

Photograph MD-256-1 was sent to the Library of Congress in 1936.

Jack E. Boucher, Photographer 1964

MD-256-2³ MAIN AND END ELEVATIONS, TAKEN FROM CORNER OF DOCK AND RANDALL,
SHOWING MODERN DISPLAY WINDOWS, AND CHIMNEYS WHICH HAVE BEEN CUT
OFF AT ROOF LINE

AA-1817 2-6 MARKET SPACE ANNE ARUNDEL COUNTY, MARYLAND	Photographer: EHT Tracerics Date: April 2009 Paper and Ink Type: Not printed
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1. AA-1817_2009-04-29_01.tif	First floor SE room looking South
2. AA-1817_2009-04-29_02.tif	First floor NW room looking North
3. AA-1817_2009-04-29_03.tif	Fireplace First floor NW room looking SE
4. AA-1817_2009-04-29_04.tif	First floor Tap room at 50 Randall Street looking NE
5. AA-1817_2009-04-29_05.tif	Fireplace First floor SE room looking SE
6. AA-1817_2009-04-29_06.tif	First floor entry vestibule looking NW
7. AA-1817_2009-04-29_07.tif	First floor ceiling SE room looking North
8. AA-1817_2009-04-29_08.tif	First floor ceiling Tap room looking North
9. AA-1817_2009-04-29_09.tif	First floor Tap room East corner looking East
10. AA-1817_2009-04-29_10.tif	First floor Tap room East corner looking to Second floor
11. AA-1817_2009-04-29_11.tif	Fireplace First floor NW room looking North
12. AA-1817_2009-04-29_12.tif	Fireplace First floor NW room looking North
13. AA-1817_2009-04-29_13.tif	Fireplace First floor NW room looking North
14. AA-1817_2009-04-29_14.tif	Second floor SE room looking SE
15. AA-1817_2009-04-29_15.tif	Second floor SE room looking NE
16. AA-1817_2009-04-29_16.tif	Second floor 50 Randall Street looking North
17. AA-1817_2009-04-29_17.tif	Second floor 50 Randall Street looking North
18. AA-1817_2009-04-29_18.tif	Second floor hall looking North
19. AA-1817_2009-04-29_19.tif	Second floor hall looking South
20. AA-1817_2009-04-29_20.tif	Stair to second floor looking SE
21. AA-1817_2009-04-29_21.tif	Second floor NW room looking NW
22. AA-1817_2009-04-29_22.tif	Second floor NW room looking North
23. AA-1817_2009-04-29_23.tif	Second floor NW room looking East
24. AA-1817_2009-04-29_24.tif	Second floor NW room looking North
25. AA-1817_2009-04-29_25.tif	Second floor hall looking SE
26. AA-1817_2009-04-29_26.tif	NW elevation of 50 Randall Street on NE elevation of main block looking

	South
27. AA-1817_2009-04-29_27.tif	NE elevation looking West
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31. AA-1817_2009-04-29_31.tif	SE elevation second story looking NW
32. AA-1817_2009-04-29_32.tif	South corner looking North
33. AA-1817_2009-04-29_33.tif	Detail cornice West corner looking East
34. AA-1817_2009-04-29_34.tif	West corner looking East
35. AA-1817_2009-04-29_35.tif	Detail West corner looking East
36. AA-1817_2009-04-29_36.tif	First story façade looking East
37. AA-1817_2009-04-29_37.tif	Main entry façade looking NE
38. AA-1817_2009-04-29_38.tif	Foundation detail SE elevation looking NW
39. AA-1817_2009-04-29_39.tif	Detail cornice South corner looking North
40. AA-1817_2009-04-29_40.tif	Façade looking East
41. AA-1817_2009-04-29_41.tif	NW elevation looking East
42. AA-1817_2009-04-29_42.tif	Upper gable NW elevation looking East
43. AA-1817_2009-04-29_43.tif	NW elevation looking SE
44. AA-1817_2009-04-29_44.tif	NW elevation looking SE
45. AA-1817_2009-04-29_45.tif	Second floor NW room looking SW



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2-6 MARKET SPACE
ANNAPOLIS, MARYLAND
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MARYLAND SHPO

SW ELEVATION LOOKING EAST

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2-6 MARKET SPACE
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EHT TRAILERES

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SOUTH CORNER LOOKING NORTH

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2-6 MARKET SPACE
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EHT TRACERIES

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MARYLAND SHPO

FACADE, FIRST STORY LOOKING SOUTH

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2-6 MARKET SPACE
ANNAPOLIS, MARYLAND

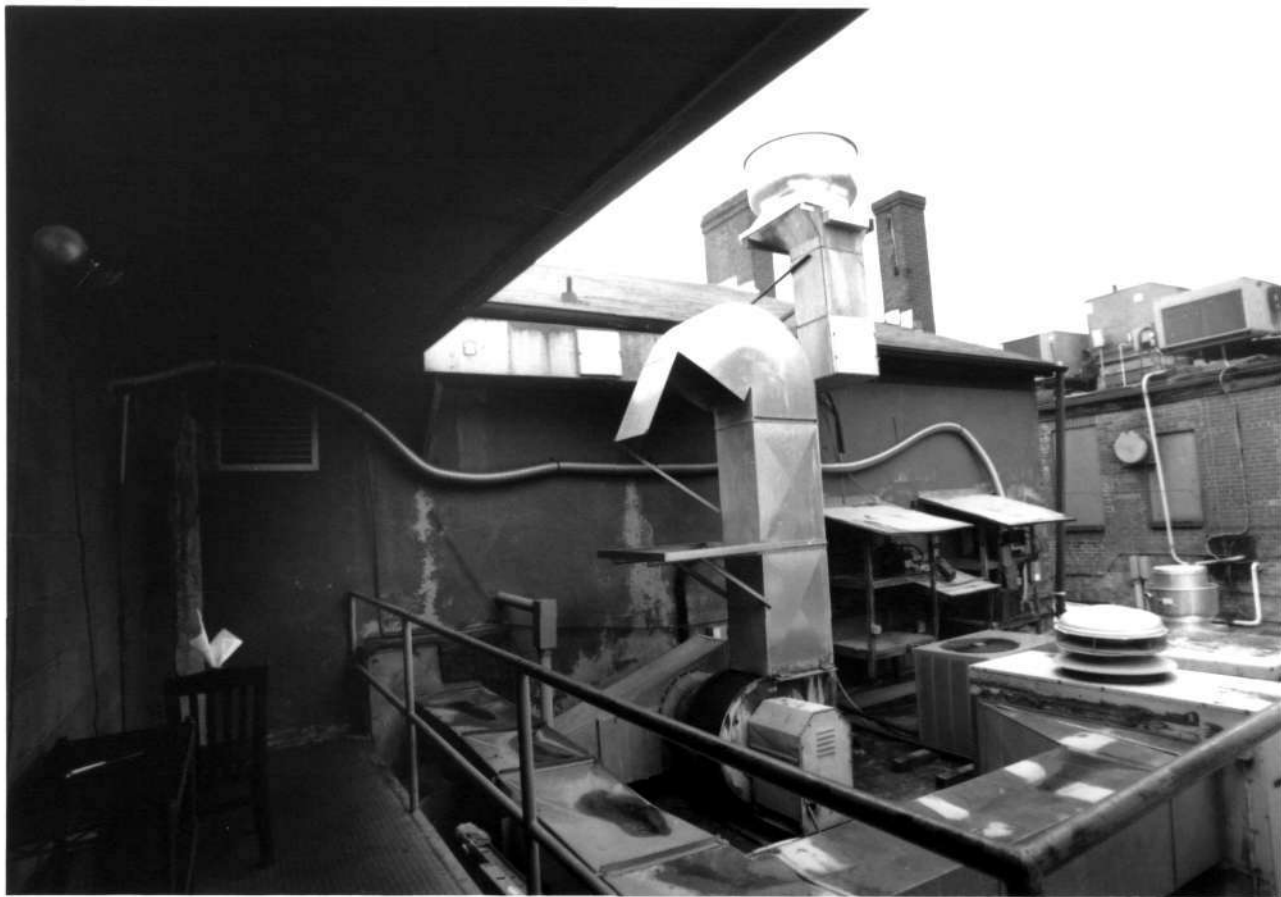
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

SE ELEVATION INCLUDING 50 RANDALL STREET

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2-6 MARKET SPACE
ANNAPOLIS, MARYLAND
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MARYLAND SHPO
NE ELEVATION LOOKING WEST
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MARYLAND SHPO

NW ELEVATION OF 50 RANDALL STREET
6 OF 16 ^{AT} NE ELEVATION



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MARYLAND SHPO

NW ELEVATION LOOKING EAST

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ANNAPOLIS, MARYLAND
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MARYLAND SHPO

FIRST FLOOR NW ROOM LOOKING NW

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MARYLAND SHPO
FIRST FLOOR SE ROOM LOOKING SOUTH
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MARYLAND SHPO

FIRST FLOOR, TAP ROOM 50 RANDALL STREET
LOOKING NORTH

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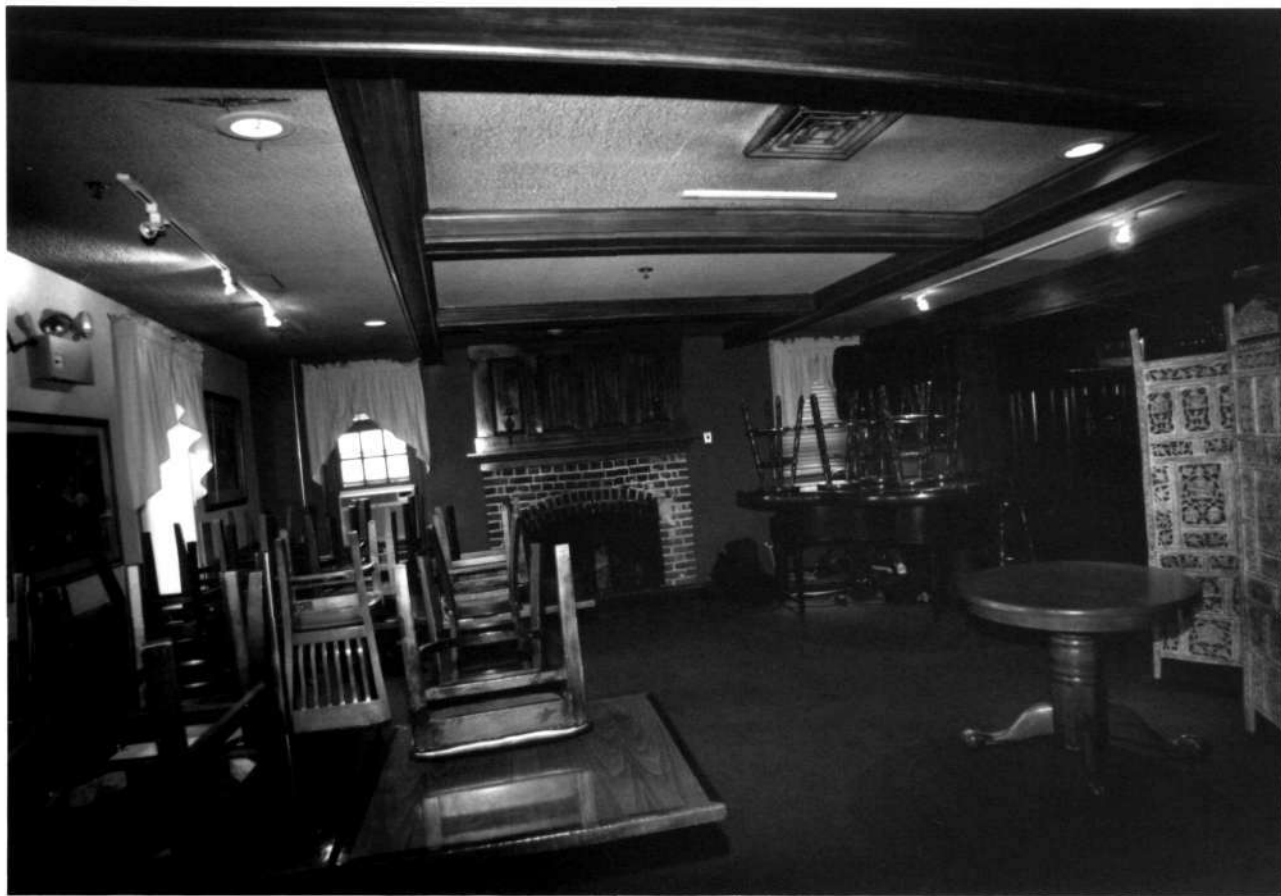
AA-1817
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MARYLAND SHPO
FIRST FLOOR ENTRY VESTIBULE LOOKING
NORTH

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MARYLAND SHPO
SECOND FLOOR LOOKING NW
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2-6 MARKET SPACE
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MARYLAND SHPO

SECOND FLOOR NW ROOM LOOKING NW

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AA-1617

2-6 MARKET SPACE

ANNAPOLIS, MARYLAND

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MARYLAND STRO

SECOND FLOOR NW ROOM LOOKING EAST

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MARYLAND SHPO

SECOND FLOOR SE ROOM LOOKING SE

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2~~2~~6 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

SECOND FLOOR 50 RANDALL STREET LOOKING
NORTH

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Easement

Capsule Summary of Middleton's Tavern (AA-1817)

A significant architectural and historical landmark that is critical to the understanding of Colonial Annapolis, Middleton's Tavern survives as one of the oldest commercial buildings in the city. Prominently located on Market Place directly across from the harbor, the imposing tavern is designed in a Georgian style of architecture that is oriented to face the market space and port. Despite neglect, fire damage, alterations and renovations that have been part of its history, Middleton's Tavern retains much of its original structure and currently stands in good condition.

Originally built on a ship carpenter's yard, the tavern building was erected by Horatio Middleton and remained in Middleton family hands until 1792. Throughout the 19th century, the building served various commercial uses and, at times, stood vacant. Despite two major fires that gutted the interior of the building in 1970 and again in 1973, the building is currently occupied by a restaurant and bar.

Middleton's Tavern is today a large, two-and-one-half-story brick building covered with a gable-saltbox roof with pairs of massive end chimneys at each gable end. The tavern sits upon a raised brick foundation featuring a molded brick water table. The building is laid in a combination of header and English bond and is coated with a heavy layer of paint that obscures the detailing of the brick work.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEYInventory No. AA-1817

1. Name of Property

historic name Old Innother names Middleton's Tavern (preferred); Marx House; People's Meat Market

2. Location

street & number 2 Market Space not for publication ☐city or town Annapolis vicinity ☐state Maryland code ☐ county ☐ code ☐zip code ☐

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	<input type="checkbox"/>	buildings
<input type="checkbox"/>	<input type="checkbox"/>	sites
<input type="checkbox"/>	<input type="checkbox"/>	structures
<input type="checkbox"/>	<input type="checkbox"/>	objects
<u>1</u>	<input type="checkbox"/>	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic DistrictNo ☐

Maryland Inventory of Historic Properties
Annapolis Survey
Middleton's Tavern
Anne Arundel County, Maryland

Inventory No. AA-1817
(Page 2)

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Tavern

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Restaurant

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Georgian

Materials (Enter categories from instructions)

foundation Brick

roof Asphalt Shingles

walls Brick

other _____

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture

Commerce

Period of Significance 1739-1754

1754-1793

1793-1826

Significant Dates ca. 1754

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
Annapolis Survey
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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

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Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas, Magnus, 1864, Reproduced, 1967.
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Merrick Archive Of Maryland Photographs. Record Group G1477. Annapolis, Maryland: Maryland State Archives.

Warren, Mame. The Annapolis I Remember Collection. Record Group SC2140. Annapolis, Maryland: Maryland State Archives.

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10. Geographical Data

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Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

Middleton's Tavern is located on Parcel 1018 on Map 32 in the Annapolis Historic District. The property comprises the entire parcel of land.

Boundary Justification (Explain why the boundaries were selected.)

The defined boundary includes the current property line that has historically been associated with the historic tavern building.

=====

11. Form Prepared By

=====

name/title Kim Williams/Architectural Historian
organization Traceries date 12/01/92
street & number 1606 20th Street, N.W. telephone (202) 232-6870
city or town Washington, D.C. state zip code 20009

=====

12. Property Owner

=====

name Jerry Hardesty
street & number 2 Market Space telephone 263-3323
city or town Annapolis state MD zip code

=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1817

Section 7 Page 1

Middleton's Tavern
name of property
Anne Arundel County, MD
county and state

=====

Prominently located on Market Place directly across from the harbor, Middleton's Tavern survives as one of the harbor's oldest buildings. Built ca. 1754, the imposing tavern is designed in a Georgian style that is oriented to face the market space and port. Despite neglect, fire damage, alterations and renovations that have been part of its history, Middleton's Tavern retains much of its original structure and currently stands in good condition.

Middleton's Tavern is today a large, two-and-one-half-story brick building covered with a gable-saltbox roof with pairs of massive end chimneys at each gable end. A set of three, regularly spaced pedimented dormers project from the front roof elevation. The tavern sits upon a raised brick foundation featuring a molded brick water table. The building is laid in a combination of header and English bond and is coated with a heavy layer of paint that obscures the detailing of the brick work.

The southwest elevation, facing Market Place, is the principal facade of the building. Framed by two brick pilasters with wooden capitals¹, this header bond elevation features seven symmetrical bays on the first and second floors. The first and second floors are separated by a brick beltcourse, interrupted at the central bay and superimposed by a sign reading "Middleton's Tavern Est. 1750".

The first floor presents a central-entry door with an alternating set of windows and doors flanking it. The central door is a six-panelled wood replacement door. On both the east and west of this central door are a single 6/6 window, a 6-panelled wood replacement door and another 6/6 window. The second floor consists of seven 9/6 windows; one central window sits directly above the central entry, while groups of three equally spaced window openings flank either side. All of these windows are set into the brick walls within molded architrave surrounds.

Three dormer windows with pediments project from the roof above the second, fourth and sixth bays. Each of these dormers has 6/6 windows and an unadorned wooden pediment. A modern, metal-framed

¹ The east elevation of Cedar Park in Anne Arundel County, built 1702, features corner pilasters similar to those seen at Middleton's. The pilasters at Cedar Park were added to the frame structure when it was encased in brick. (Donna Ware, Anne Arundel's Legacy, Anne Arundel County Office of Planning and Zoning, 1990, p.29.)

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awning extends across the entire front elevation, while a modern wooden wall in front of the building creates an outdoor dining area.

The southeast end elevation, facing Randall Street, abuts a row of mid-to late 19th century, two-story brick rowhouses, one of which has been incorporated into the present restaurant building. This end elevation is laid in English bond and presents one pair of the building's large end chimneys. One of the pair is larger and is located on center at the ridge line, while the other one is placed towards the end of the saltbox roof. The larger, central chimney has a single shoulder and is laid in an English bond to the shaft; the shaft itself has been rebuilt in a stretcher bond. The smaller end chimney is similarly laid in an English bond; the shaft has also been rebuilt in a stretcher bond. Flanking the central chimney on the first floor are long and narrow segmental-arched window openings with 12/12 windows, and, on the second floor, shorter, segmental-arched openings with 9/6 windows. Two square window openings with 2/2 windows are located on either side of the chimney shaft at the attic level.

The northwest end elevation is almost identical to the southeast end: the walls are laid in English bond and two brick end chimneys are located in identical positions and have similar forms to those on the southeast elevation. Narrow window openings flanking the central chimney reduce the mass of the wall surface.

The northeast rear elevation, reached from an alleyway off of Prince George Street, is the result of a rebuilding campaign following a fire to the building in the 1970s. The rebuilt wall is covered with stucco and obscured by a jumble of exhaust fans and mechanical equipment. A set of metal stairs leads from the rear yard to the second floor kitchen of the restaurant.

The interior of Middleton's Tavern has been completely rebuilt in the past 20 years and retains none of the original details. The building suffered a serious fire in May 1970 and again in November 1973 that resulted in complete loss of interior plan and detailing. Today, the building is divided into a series of eating areas by virtue of large arched openings and other architectural motifs. The first floor of the historic tavern building consists of three distinct spaces, including two large front rooms on the east and west ends of the building and the rear bar area that includes the

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Middleton's Tavern
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eastern rear portion of the original building as well as one of the mid-to late 19th century rowhouses.

The central entry opens onto a small vestibule that leads directly into the eastern front room or up a flight of stairs to the second floor level. This first floor front room is defined, on the southwest and southeast by the original walls of the building, and on the northeast by series of large arched openings that lead into the rear bar area. The southeast wall features the original fireplace opening with rebuilt brick and modern mantel. The lower half of the walls are covered with modern wood panelling.

The western front room is similarly dimensioned; it too has the original fireplace opening on the original northwest wall. However, no original interior details survive.

The rear bar area includes both tables and an eating bar. The walls in this informal space are covered with wood panelled wainscoting and plaster above. A molded wooden replacement cornice is found at the ceiling level. An original fireplace opening is located against the southeast wall. This room extends beyond the confines of the original tavern building and incorporates one of the row of dwellings abutting the original building. The wall between the tavern and row house has been removed creating a large open area; the remaining portion of the wall left in place as a structural pier has been encased in wood panelling.

The upstairs, reached by the central stair is one large open dining area with original fireplaces on the northwest and southeast end walls. Although the bricks appear to be hand molded and original, they have been relaid and the mantels replaced altogether.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

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Section 8 Page 1

Middleton's Tavern

name of property

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county and state

=====

A significant architectural and historical landmark that is critical to the understanding of Colonial Annapolis, Middleton's Tavern survives as one of the oldest commercial buildings in the city. Middleton's Tavern has an intriguing and complex architectural history that further advances the building's significance and makes it a critical contributor to the historic district.

Located at Market Space directly across from the harbor, Middleton's Tavern was originally built on a ship carpenter's yard. According to a deed transaction between Robert Gordon and Elizabeth Bennet in 1739, the land was described as "being part of the ground laid out for a Ship Carpenter Yard", that included a dwelling house and garden.² In 1743, Horatio Samuel Middleton rented the property from Elizabeth Bennet.³ In 1750, Elizabeth Bennet sold the property to Horatio Middleton who called the tavern "Inn for Seafaring Men." By 1754, Middleton had built a "good dwelling house" and made other improvements to the land. Based upon the architectural evidence, it appears that this new construction involved the demolition of the pre-1739 building on the site and the erection of the present building in its place.⁴

From 1750 until his death in 1770, Middleton continued to run the tavern at the same time that he operated a dry goods store in the building and built ships on the tavern lot. In addition to his involvement with the tavern, Middleton assumed control of his father's ferry service, renamed it Middleton's Ferry, and carried passengers, carriages, wagons and goods across the Bay to Rock Hall. At Horatio Middleton's death in 1770, his wife Ann took over operation of the tavern until her death four years later. A room-by-room inventory of the estate, completed in 1774, shows that the building consisted of twelve rooms, a passage, a garret and a kitchen. Another smaller house on the property contained one room,

² Liber R.D. No. 3, Folio 182, From "Final Report of Southern Urban Society, Lot Histories and Maps", Historic Annapolis Foundation, Vertical Files.

³ Annapolis A Walk Through History, p. 102.

⁴ Past theories have indicated that the pre-1739 building remained on the site and was joined to the new building by a central passage. However, no architectural evidence in the existing building survives to confirm this theory.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Middleton's Tavern

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a kitchen, and a pantry. Other buildings on the property were listed as a store and a meat house.⁵ The gardens extended from Prince George Street to the water.

Following Ann Middleton's death, one of the sons, Gilbert Middleton, carried on the tavern business, on and off, until 1792 when the rest of the Middleton family took Gilbert to court and put the tavern property up for sale.

Gilbert purchased the property in 1792; one year later he sold it to John Randall. Although Randall did not formally own the property until 1793, he probably leased it from Horatio Middleton's estate before then. Randall family records indicate that during this time of cloudy occupancy between 1789 and 1793, extensive work was done on the building on the site.

During Randall's ownership of the property from 1793 until his death in 1826, he not only ran a merchant business on the site, but "owned and worked a flour mill in the county, had a schooner trading between [Annapolis] and Baltimore, was collector of the port, and at one time mayor of the City. For many years he was vestryman of [St Anne's] parish...evidently a man of great energy and integrity who enjoyed the confidence of the community."⁶

Following John Randall's death in 1826, his family retained the property until 1854 when the land and improvements were sold for \$4,000.00. A series of sales and rental transactions ensued in the ten-year period from 1854 to 1864, until it was sold to Frederick Marx. The tavern building was, in 1864, known as the Marx Hotel. In 1867, Frederick Marx sold the property to William P. Myers, who rented the property to George Rost, whose widow acquired ownership of the property in 1875. That same year, it was sold to Thomas

⁵ Unpublished Report on Middleton's Tavern prepared by Constance Werner, 31 August, 1962. Historic Annapolis Foundation, Vertical Files.

⁶ Mrs. Alexander Randall to her daughter c. 1875, from manuscript transcribed by Miss Margaret Worthington, 1970 and taken from Historic Customhouse Inventory Form, Historic Annapolis Foundation, Vertical Files.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1817

Section 8 Page 3

Middleton's Tavern

name of property

Anne Arundel County, Md

county and state

=====

Tydings and was used as a store and business by that family.⁷

In December 1882, Thomas Tydings died without a will, causing an Equity suit. A report of the Commission for surveying the property in Equity No. 915, 31 March 1883, defines the property's improvements as thus, "a large two story brick building used as a store and dwelling located on Market Space and a small two story dwelling adjoining located on Randall Street, valued at \$4,600.00."⁸

Having served as a tavern continuously for over 100 years, the tavern building finally fell into disuse. The Sanborn Insurance Map of 1885 indicates that the structure, with its central passage and projecting portico, were vacant. By 1891, both sides of the building served as a saloon; from 1897 until 1908, one side of the building served as a saloon, while the other side was occupied by a meat market, known at one time as People's Meat Market.⁹

During the first part of this century, the building served both residential and commercial uses. In 1910, the building was used exclusively as a dwelling and was occupied by Samuel J. Martin, a Naval Academy employee, and his wife, Alice R. Martin.¹⁰ In 1938, the property was transferred in its entirety from the Annapolis Mortgage Company to Nicholas J. Mandris for one-half ownership, and to Cleo Apostle for the other one-half ownership. The building continued to have dual ownership and serve dual purposes until it

⁷ The Historic Customhouse Inventory Form.

⁸ Equity Liber S.H. No. 14, Folio 236, from Final Report of Southern Urban Society, Lot Histories and Maps, 1969, NEH Grant # H69-0-178, Historic Annapolis Foundation.

⁹ Sanborn Fire Insurance Map, 1897; Historic Photograph, n.d. M.E. Warren, #214, Historic Annapolis, Vertical Files. The map indicates that the two sides of the building had different uses. The historic photograph shows signage on the northwestern side of the building indicating that it served as a meat market, called "People's Meat Market," while an awning over the southeastern side indicates it was in use, but provides no further clue to its commercial function.

¹⁰ U.S. Census, 1910.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Middleton's Tavern
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=====

was leased by Bernard and Joseph Hardesty in 1968, restored and named Middleton's Tavern.

In May of 1970, a fire gutted the interior of the building. Three years later, in 1973, another fire heavily damaged the structure. The building has since been renovated, and while the exterior remains intact, none of the interior is original.

Despite these major alterations, the building survives as an excellent example of commercial Colonial architecture in Annapolis. Its mid-18th century date of construction, the building's overall massing and detail, including the side pilasters, saltbox roof and use of header bond brick work, are significant architectural traits of Colonial-era construction that make the building one of the most important contributors to the Annapolis Historic District.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1817

Section _____ Page _____

Middleton's Tavern

name of property

Anne Arundel County, MD

county and state

Historic Period Theme(s):

Architecture, Landscape Architecture
& Community Planning
Economic (Commercial and Industrial)
Social/Education/Cultural
Transportation

Geographic Organization:

Western Shore

Chronological/Development Period: Contact and Settlement Period

Resource Type:

Standing Structure

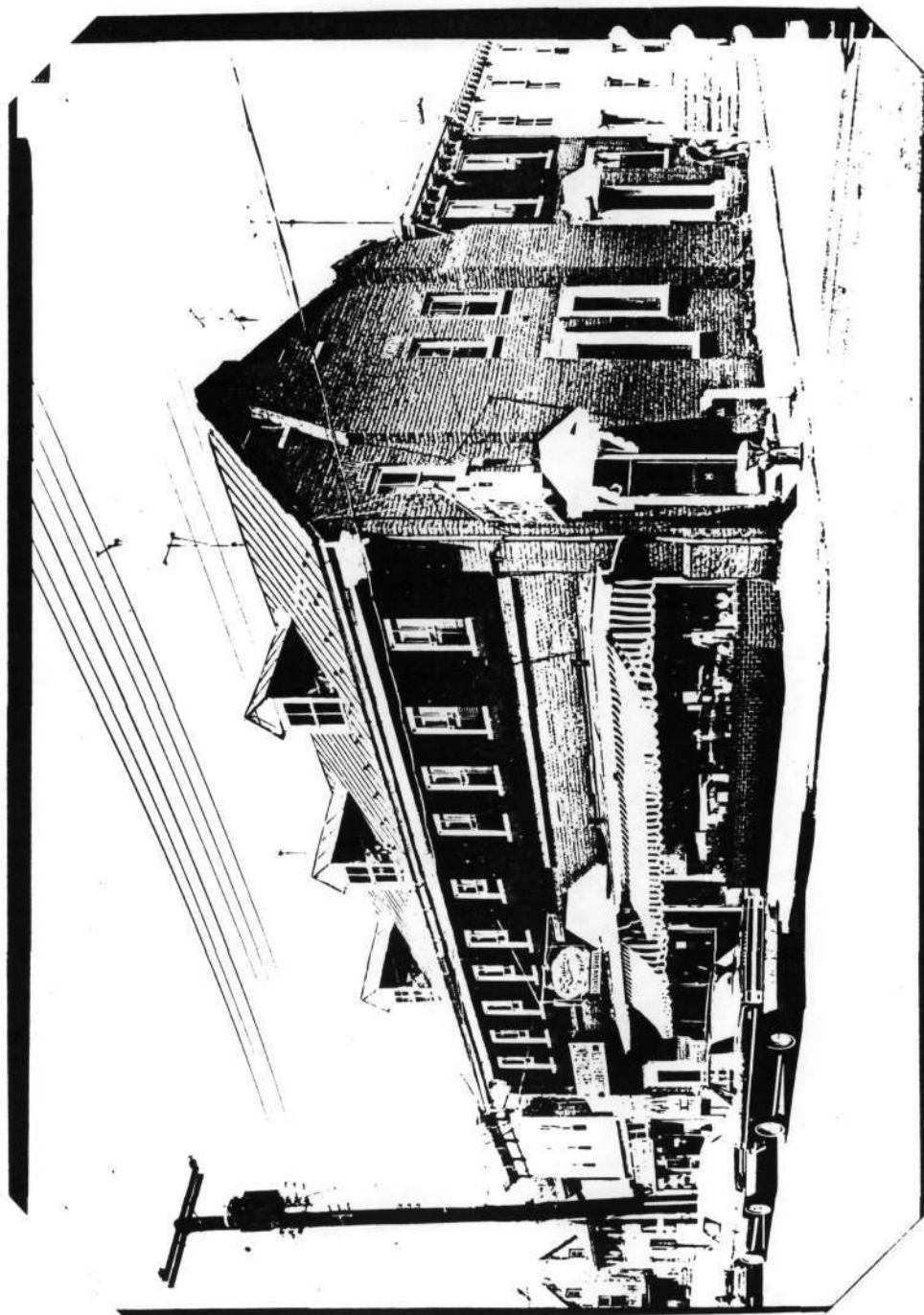
AA-1817

AA-1817

HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. MD 28-2

HABS
MD,
2-ANNA,
28-3



AA-1817

Old Inn North West Corner Dock & Randall Sts. W. 35. N. 35. 256-4
Annapolis, Maryland

MD.

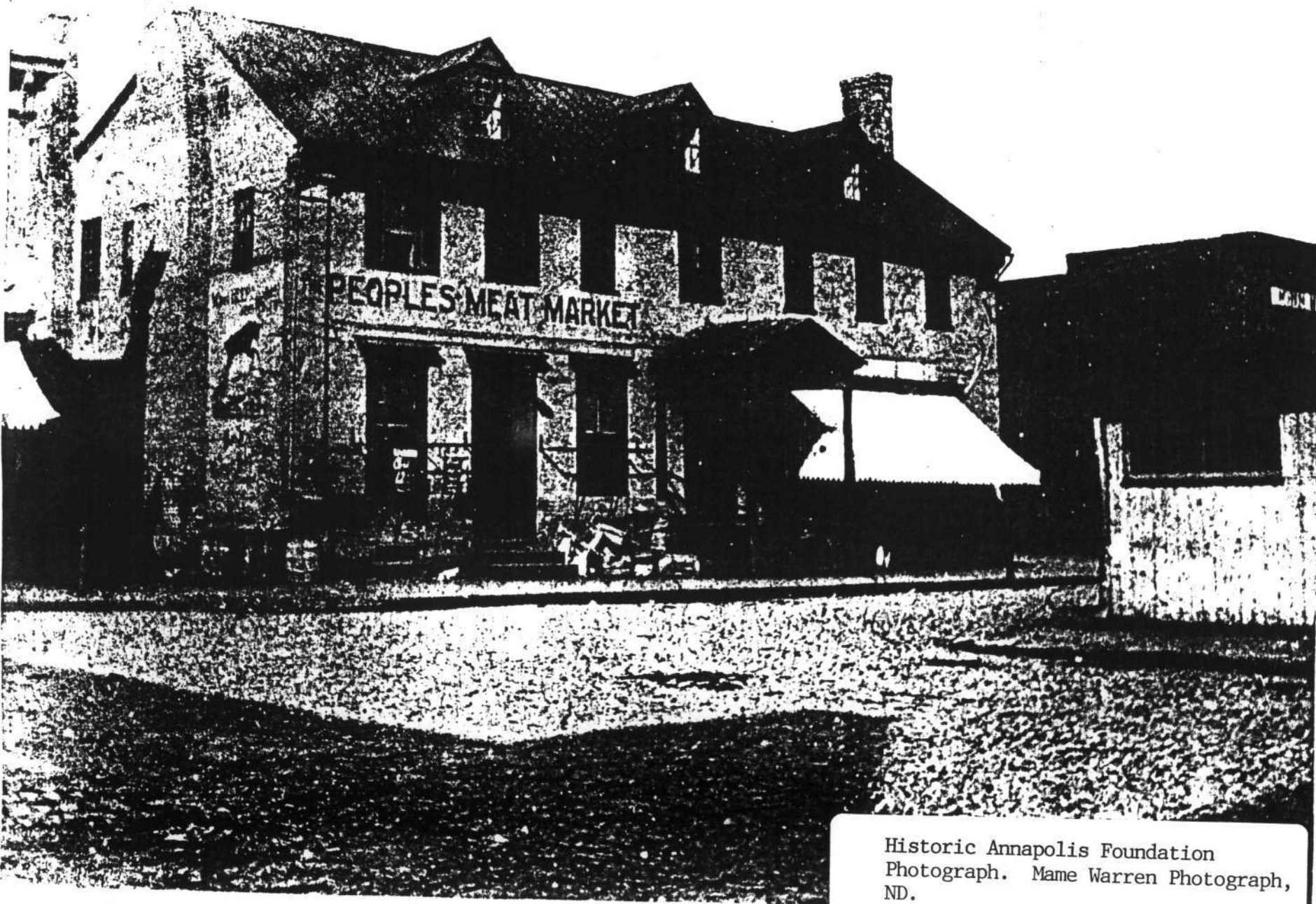
2 AM. 3

1. 2. 3.



Historic American Buildings Survey
E. H. Pickering, Photo

November 1936

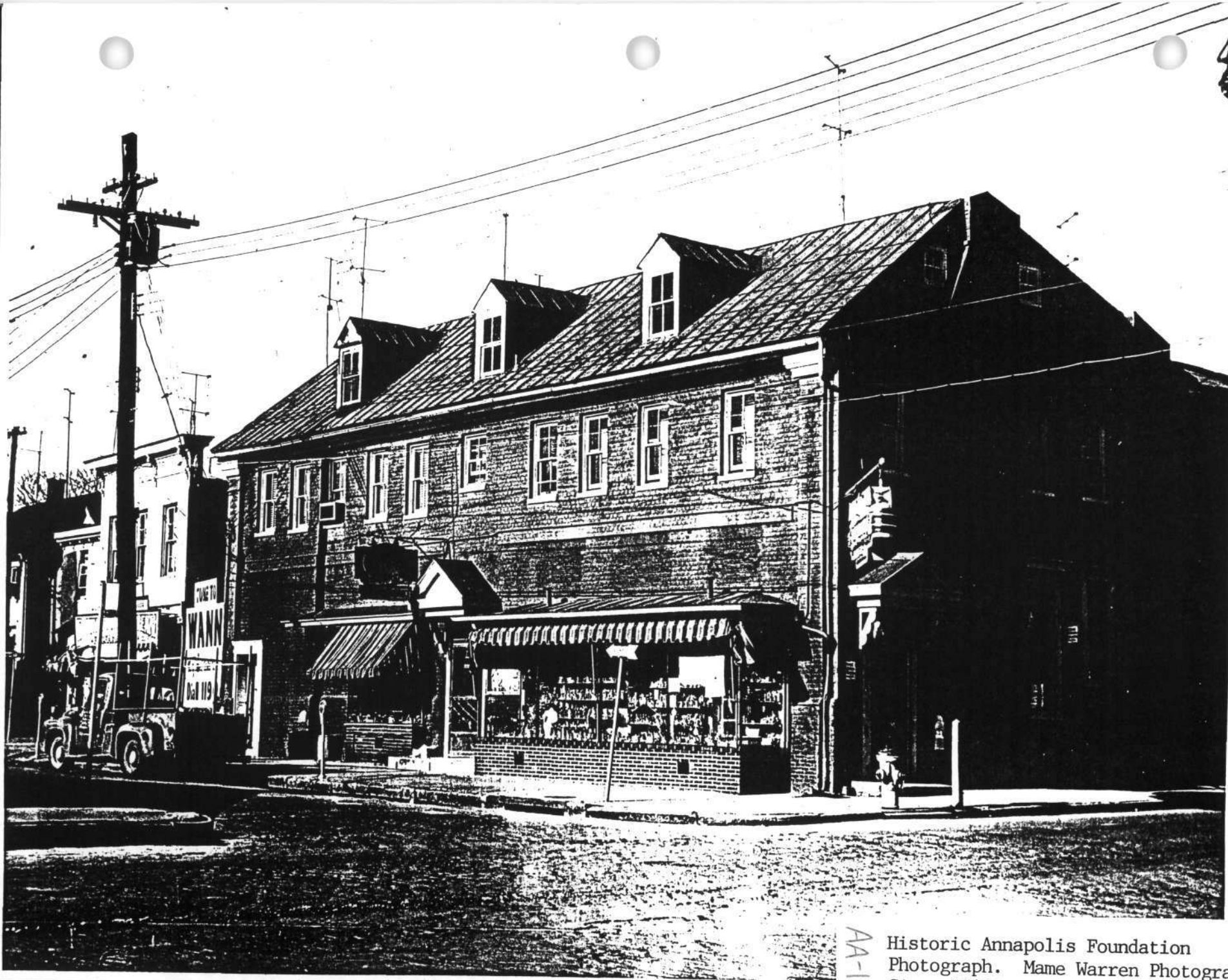


Historic Annapolis Foundation
Photograph. Mame Warren Photograph,
ND.

nd? ME Warren # 244

AA-1817





Historic Annapolis Foundation
Photograph. Mame Warren Photograph,
Circa 1940's



nd?

P-021-MSP-002.2

Historic Annapolis Foundation
Photograph, ND.



AA-1817



SALOON

MIDDLETO TAVERN EST. 1750

AA-1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

View looking south

17



AA-1817
Middleton's Tavern
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
View looking north.

2/7



AA-1817

Middleton's Tavern

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

South elevation

37



AA-1817
Middleton's Tavern
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
East Elevation

4/7



AA-1817

Middleton's Tavern

Anne Arundel, MD

Graceries

December 1992

Maryland SHPO

Interior view of 2nd floor fireplace in southwest room

5/7



AA-1817

Middleton's Tavern

Anne Arundel, MD

Faceries

December 1992

Maryland SHPO

Interior view of Southwest corner

6/7



AA-1817

Middleton's Tavern

Anne Arundel, MD

Groceries

December 1992

Maryland SHPO

Interior view of northwest room

7/7

Easement

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 1817

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Restaurant

ORIGINAL USE: Tavern

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Georgian

DATE BUILT: c.1760

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 2-4 Market Space

COMMON NAME: Middleton's Tavern

FUNCTIONAL TYPE: Res Map 32 Par 529

OWNER: Cleo & Mary Apostol

ADDRESS: 79 Franklin Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X)

No ()

Restricted ()

LEVEL OF SIGNIFICANCE:

Local ()

State (X)

HABS

National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon ()
 - B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer (X) Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood () Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable () Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2 1/2

Number of Bays: 7

Approximate Dimensions: 42 x 35

Entrance Location: Centered

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()

Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massive end wall chimneys, three pedimented dormers, full height pilaster strips with Doric caps, brick cornice, elliptical arched windows at second floor, first floor recently restored.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important historically as well as architecturally, critical to Market Space, Middleton's Tavern is one of the most important commercial structures in the city.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up() Densely Built Up(✓)
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

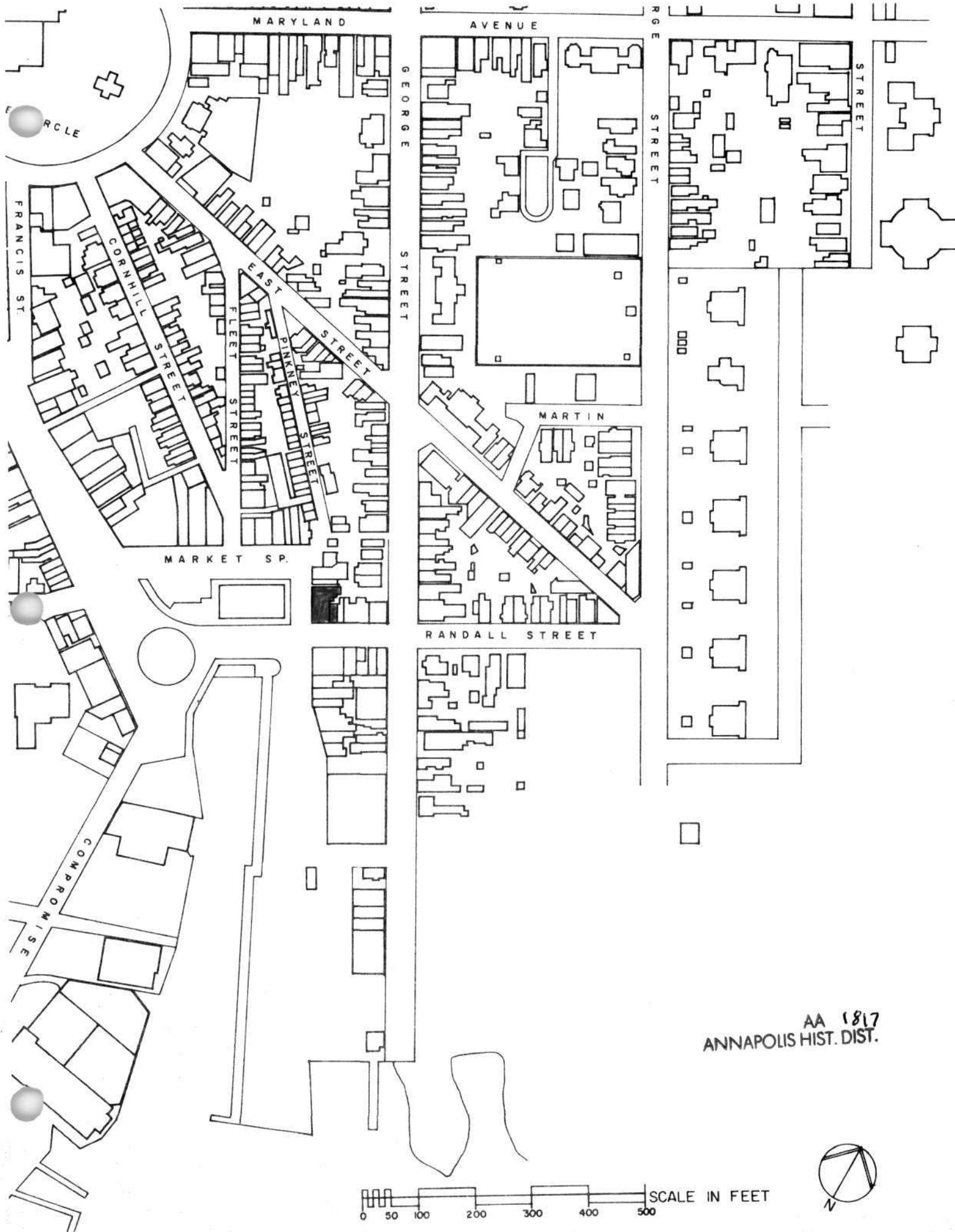
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

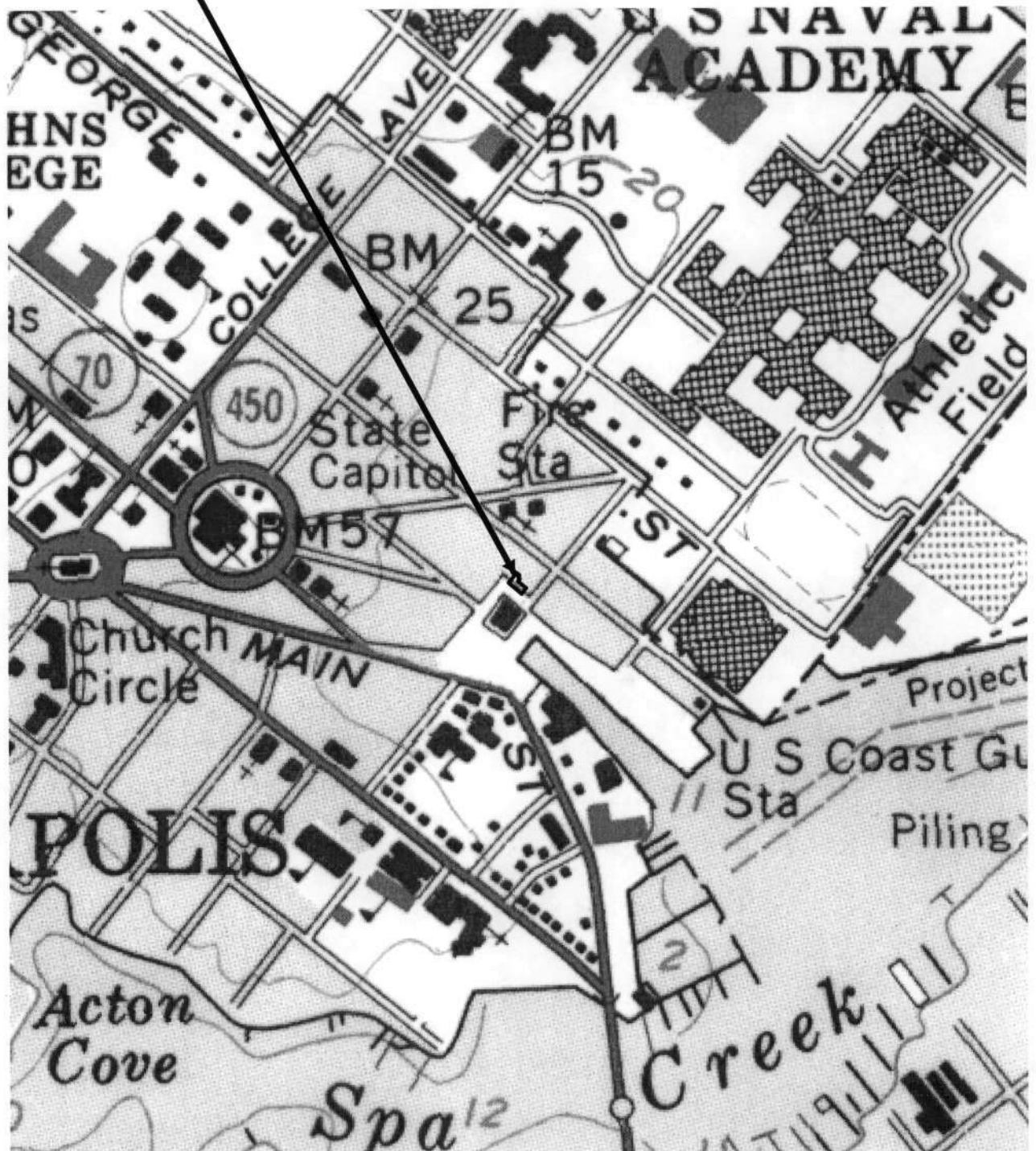


AA 1817
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500



AA-1817
Middleton's Tavern
2-4 Market Space
Annapolis
Annapolis Quad





2-4 Mkt Space

AA1817

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



MIDDLETON
Tavern
EST. 1750

2-4 Market Space AA 1817
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing sw